

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: November 4, 2019****CASE NUMBER**

6243/5603

APPLICANT NAME

Church Street Apartments, LLC

LOCATION

1400 Church Street

(Northwest corner of Church Street and Everett Street).

ANALYSIS

This is a request for a one-year extension of previously approved Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances to allow an apartment building in an R-1, Single-Family Residential District, with a reduced number of parking spaces, substandard access width and a reduced front landscaping ratio; the Zoning Ordinance does not allow an apartment building in an R-1, Single-Family Residential District, and a compliant number of parking spaces is required, with compliant access and maneuvering space, and compliant front landscaping area must be provided. The Approval was subject to the following conditions:

- 1) *Use is limited to 6 dwelling units;*
- 2) *Site plan limited to as revised and submitted at the meeting, however, the site plan can be revised to allow the proposed dumpster to be replaced by individual cans (optional), and parking can be modified to accommodate any required accessible parking (and the provision of additional parking if the dumpster is removed); and*
- 3) *full compliance with all municipal codes and ordinances.*

The Access and Maneuvering Variance requests and the Frontage Landscaping request were deemed unnecessary since the applicant submitted a revised site plan indicating compliance with those requirements.

This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's May 6, 2019 meeting. The applicant states as justification for the extension:

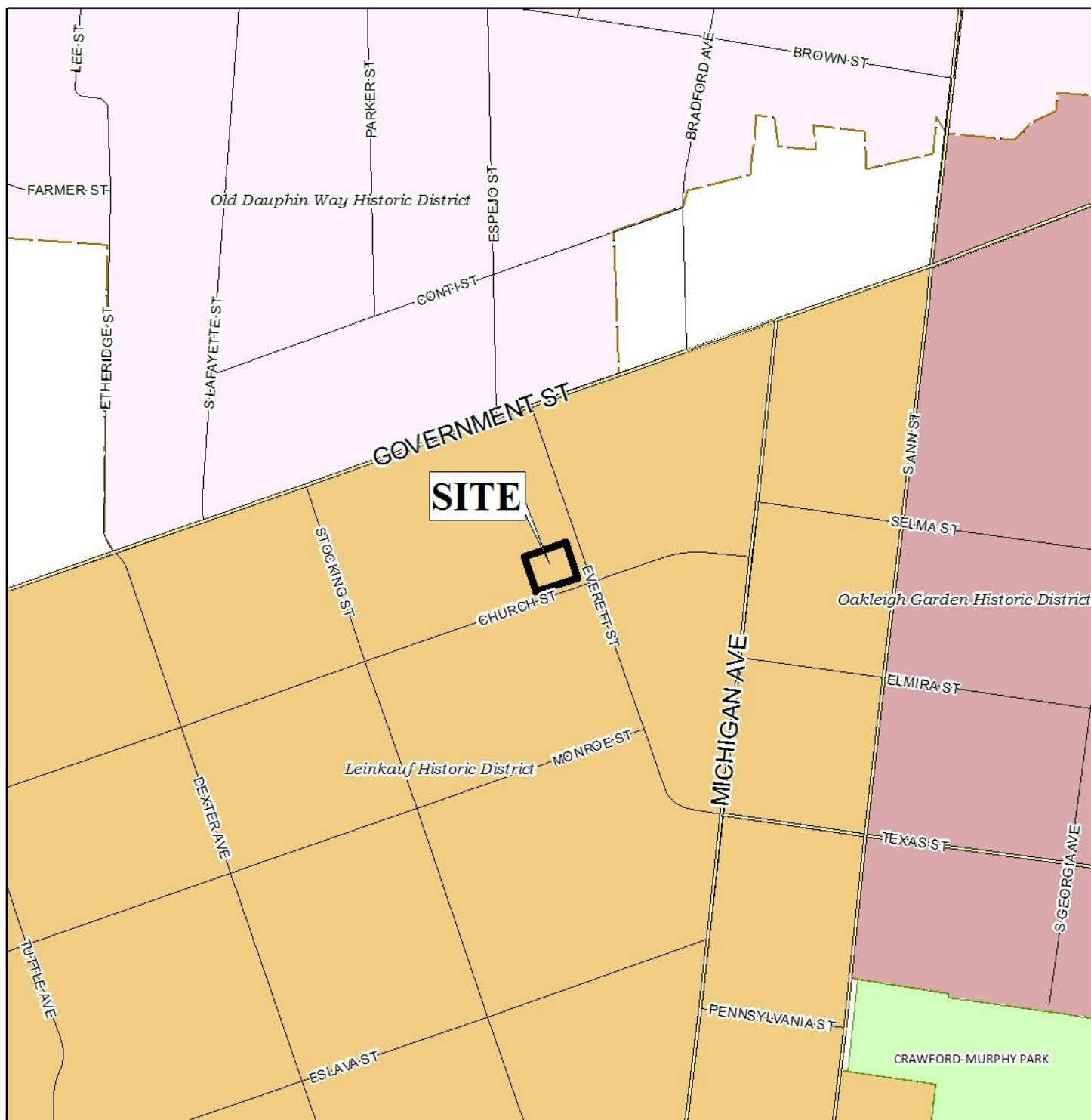
I purchased the property in May 2019, soon after the variance was granted. I immediately hired an architect and plans are being drawn and finalized, but may not be submitted for approval by the variance deadline.

There have been no changes in the surrounding area that would affect the variance as previously approved, nor have there been any changes to the regulations which would affect the previous approval. Therefore, the request for a six month extension would seem in order under these circumstances.

RECOMMENDATION:

Based on the preceding, staff recommends approval of a six month extension to allow for the issuance of permits for development.

LOCATOR MAP



APPLICATION NUMBER 6243 DATE November 4, 2019
APPLICANT Church Street Apartments, LLC
REQUEST Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances



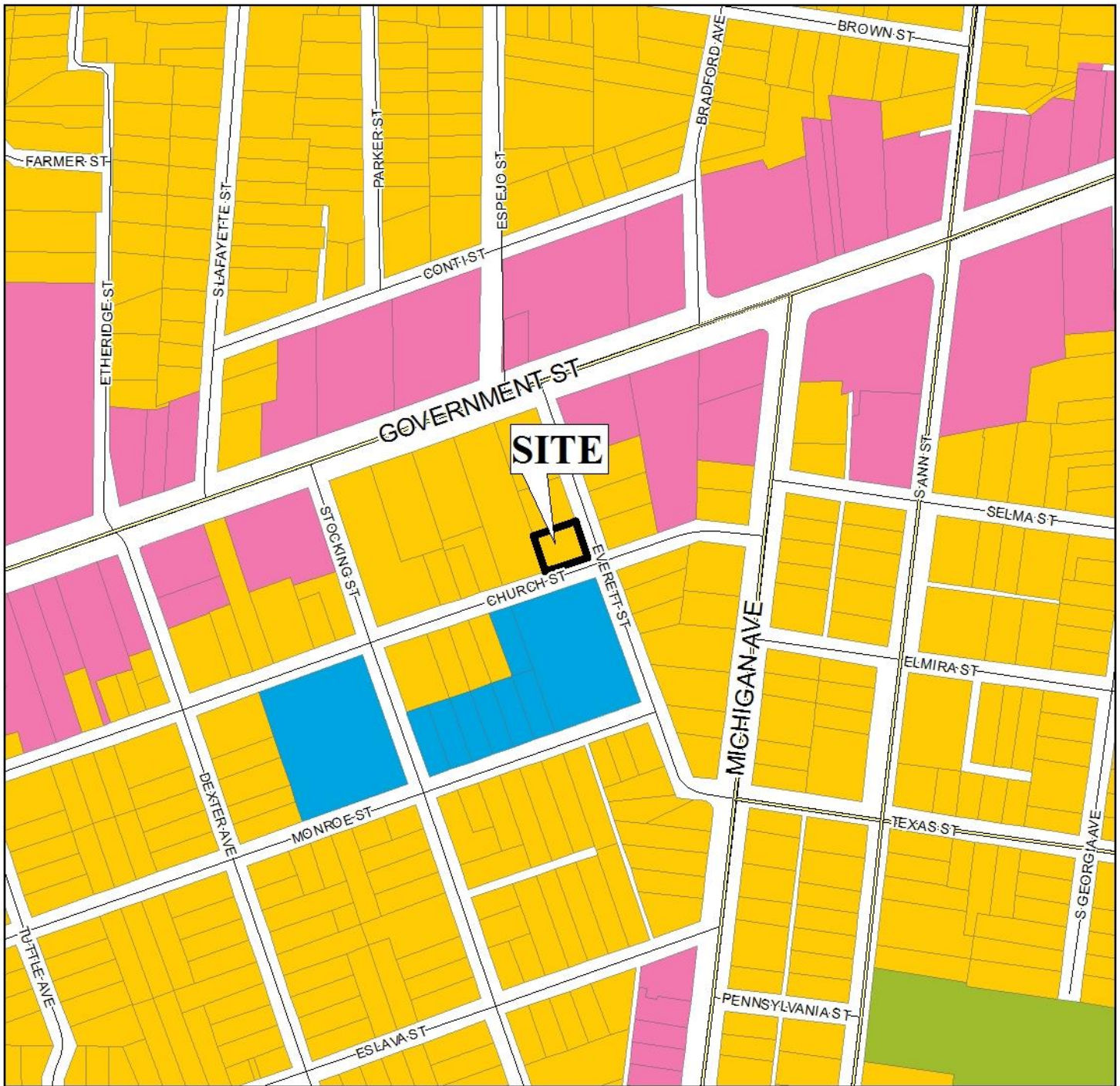
LOCATOR ZONING MAP



APPLICATION NUMBER 6243 DATE November 4, 2019
APPLICANT Church Street Apartments, LLC
REQUEST Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances



FLUM LOCATOR MAP

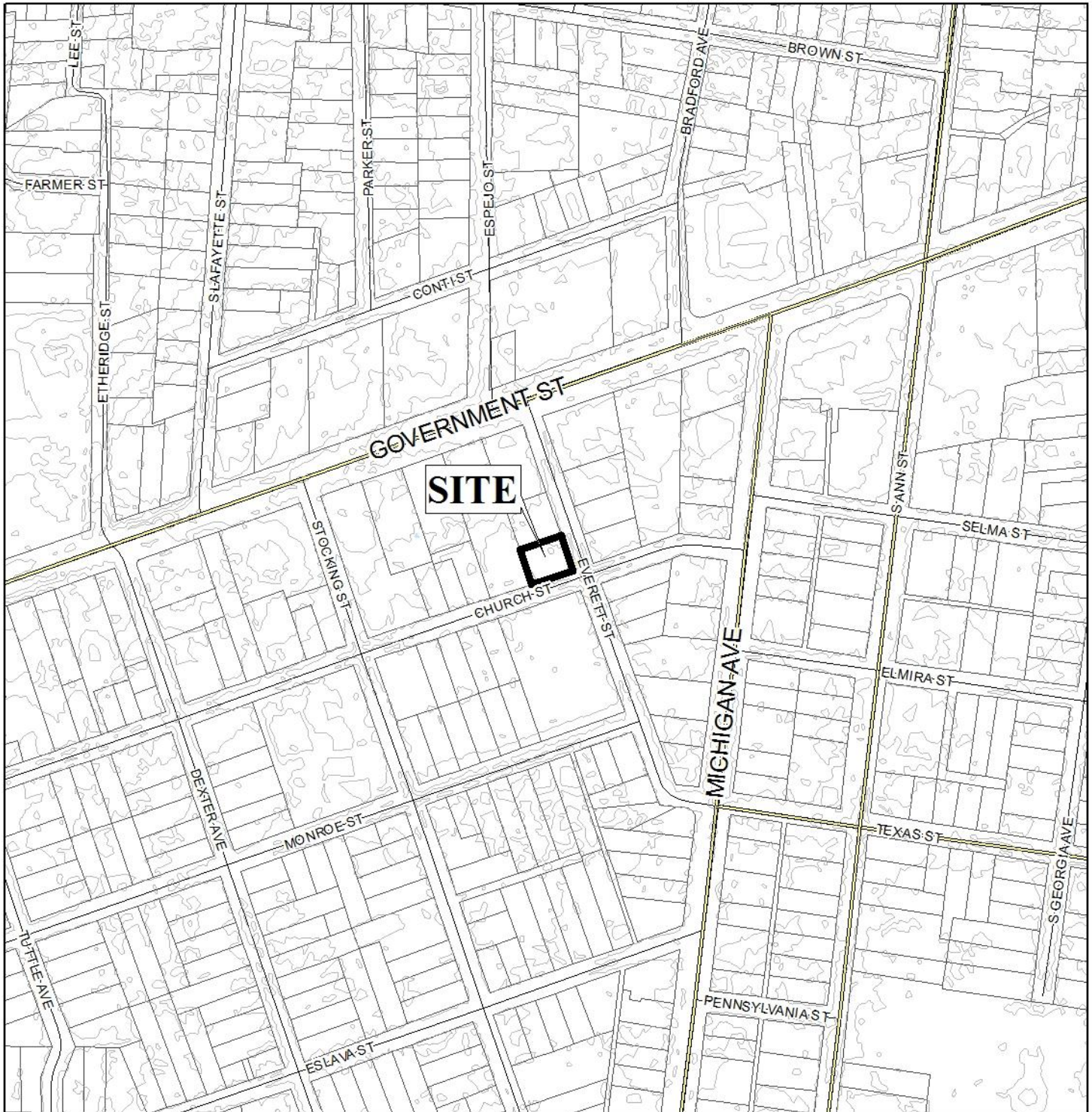


APPLICATION NUMBER 6243 DATE November 4, 2019
 APPLICANT Church Street Apartments, LLC
 REQUEST Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6243 DATE November 4, 2019
APPLICANT Church Street Apartments, LLC
REQUEST Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances



BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING ZONING



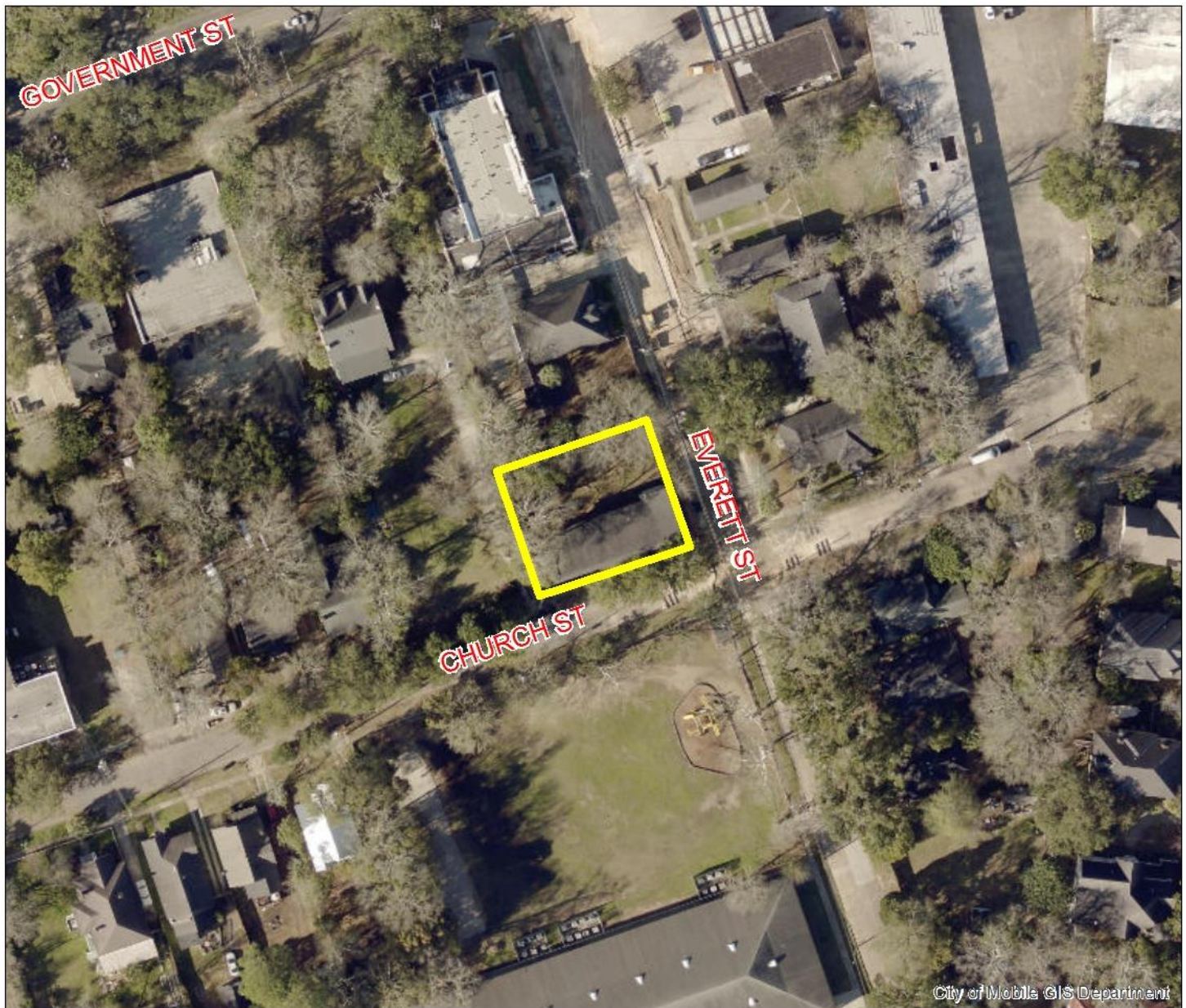
The site is surrounded by residential units. Commercial units lie to the north of the site.

APPLICATION NUMBER 6243 DATE November 4, 2019
 APPLICANT Church Street Apartments, LLC
 REQUEST Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL

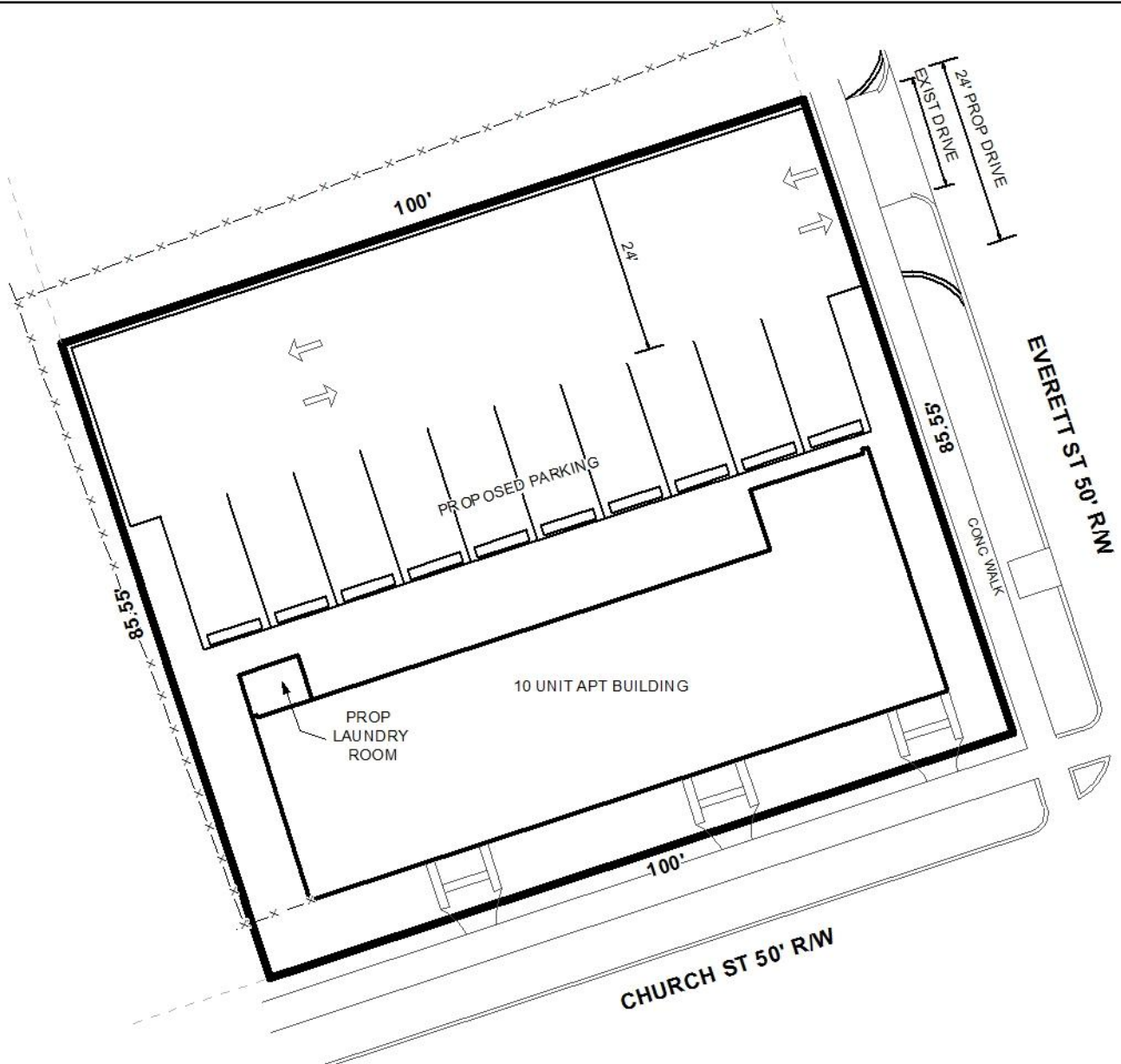


The site is surrounded by residential units. Commercial units lie to the north of the site.

APPLICATION NUMBER 6243 DATE November 4, 2019
 APPLICANT Church Street Apartments, LLC
 REQUEST Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances



SITE PLAN



The site plan illustrates the existing building, proposed parking, and proposed drive.

APPLICATION NUMBER 6243 DATE November 4, 2019

APPLICANT Church Street Apartments, LLC

REQUEST Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances



NTS

