

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

SEPTEMBER 9, 2020

Application Type

Use Variance

Neighborhood

Elmwood

Applicant

Bludog Capital Partners LLC

Parcel

AP 52 Lot 351

Address

126 Adelaide Ave

Parcel Size

± 20,000 SF

Zoning District

R-2; HD overlay

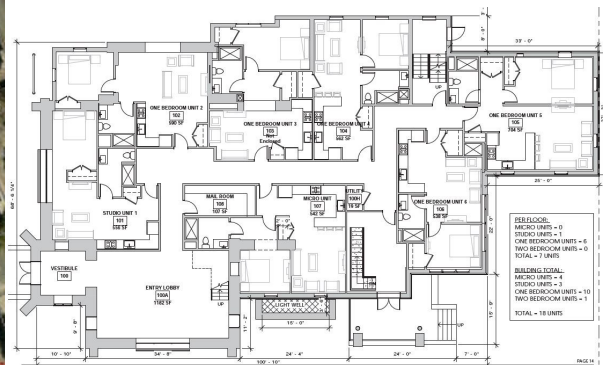
Variance Requested

Use variance to change use of existing church to 15 unit multifamily dwelling.

126 ADELAIDE AVE



Location Map



Proposed first floor plan

SUMMARY

Project Description

The applicant is seeking a use variance from Table 12-1 for the conversion of the property from a Place of Worship to a Multi-Family Dwelling with 15 units.

Discussion

The subject property is a former place of worship located in the R-2 zone under a historic district overlay. The applicant is proposing to redevelop the site for use as a 15 unit multifamily dwelling, which requires a use variance, as it is not permitted in this zone.

Given the building's design and character, conversion to the permitted uses of a one or two family dwelling would be inappropriate, and possibly detract from its historic character. Per the application, the church has not been in operation for a number of years. Based on plans provided, the multifamily dwelling is suited to the building's character as it would make appropriate use of the size and massing of the structure. It is the DPD's opinion that denial of the variance may result in a lack of all beneficial alternatives.

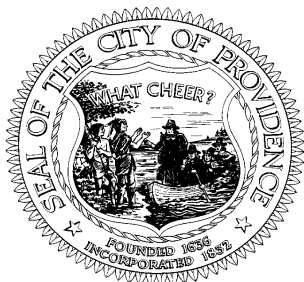
A portion of the building is proposed for use as space that will serve the surrounding community. Uses similar to a food pantry have been suggested. The use of a community center is permitted by right in this zone.

Sixteen parking spaces will be provided on the existing lot, which will meet the parking requirement of one space per dwelling unit. Long term bicycle parking will also be provided.

The development has been reviewed by the Historic District Commission (HDC) who granted a certificate of appropriateness for major alterations.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.



Updated: September 2, 2020