

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 20, 2020

Application Type

Dimensional Variance and Special use Permit

Neighborhood

College Hill

Applicant

Joanne Stokes, Applicant
Madison Properties Inc, Owner

Parcel

AP 13 Lot 296

Address

150 Waterman Street

Parcel Size

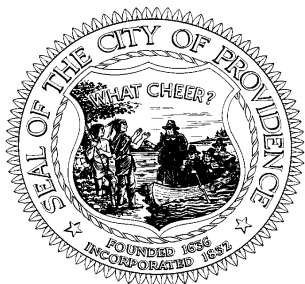
± 23,867 SF

Zoning District

R-P

Variance Requested

1. Dimensional variance side yard setback
2. Two principal buildings on one lot
3. Special use permit for daycare with over 12 people

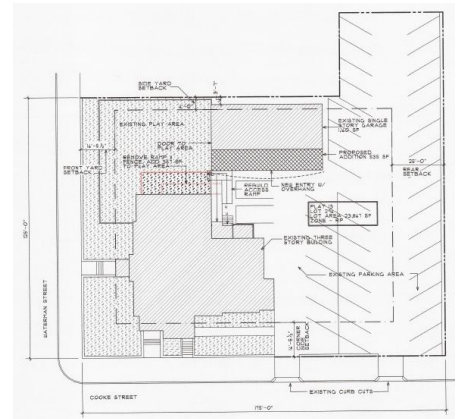


Updated: August 5, 2020

150 WATERMAN STREET



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking a special use permit for expansion of an existing daycare center pursuant to Table 12-1 and Section 2000.D.; and dimensional variances seeking relief from Table 4-1 for 2'-5" of side setback relief and Section 1300.A., to convert the existing garage from accessory structure to a second principal structure for use by the day care center.

Discussion

The subject property is composed of two buildings. The main building, which is used for a primary school and commercial services, and a garage. The applicant is proposing to add a single story addition to the garage, which will be used as a daycare facility. With the activation of the daycare use, a special use permit is required in addition to relief to maintain two principal buildings on the lot. Based on the siting of the garage, side yard setback relief is requested where 6 feet are required but approximately 3'7" is proposed.

Based on plans provided, it is the DPD's opinion that the application fulfills the criteria for a special use permit. The daycare is not expected to affect the use of neighboring

property, as it will be similar in nature to the existing school and will be contained on site. The use is not expected to be detrimental or injurious to the health and welfare of the community as it is an amenity that will serve residents.

The request for dimensional relief can be attributed to the unique characteristics of the property as the garage has existed with the main building as an accessory structure. This condition is not the result of a prior action of the applicant. Any use within the garage would require relief for two principal buildings on a lot, which could be considered the least necessary. Relief from the side yard setback is necessary due to the change in use, but the setback maintained by the garage will remain unchanged. Therefore, a negative effect on neighboring property is not expected.

Recommendation

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