

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 10, 2024

20, 22, 24 ARCH STREET

Application Type

Special Use Permit

Neighborhood

West End

Applicant

Women's Development Corporation, Applicant and Arch Street LLC, Owner

Parcel

AP 30 Lots 575, 576 and 577

Address

20, 22 and 24 Arch Street

Parcel Size

± 3,799 SF, 4,839 SF and 3,871 SF

Zoning District

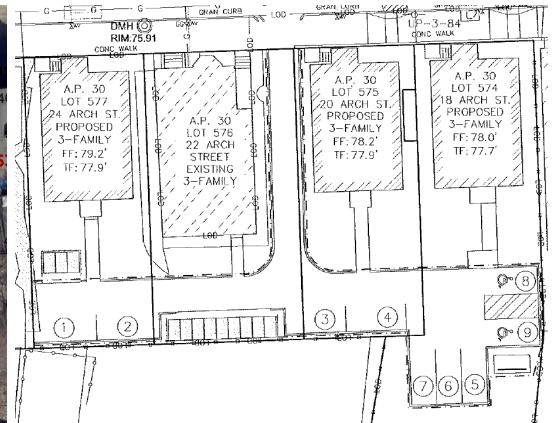
R-3

Variance Requested

Dimensional Variance for parking



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking relief from Zoning Ordinance Table 14-1 to provide 2 parking spaces for a 3-family dwelling on each of the subject properties. The development requires 12 parking spaces but 9 will be provided.

Discussion

Based on a site visit and plans provided, it is the DPD's opinion that the development, which is composed of four lots, is unique due to its configuration and the dimensions of the subject lots. The building at 22 Arch Street will remain and three three-family dwellings are proposed for the other lots. Lot 574 measures approximately 6,015 SF, which is greater than the 5,000 SF minimum for new lots in the zone. Lots 575 and 577 are undersized and measure less than 4,000 SF. Lot 574 will accommodate five parking spaces with two spaces proposed on lots 575 and 577. This includes two spaces that will be used for the existing house on lot 576.

A single driveway from lot 576 will provide access to the rear of the development where parking will be provided. Per the site plan, the size of the lots prevents location of additional spaces without increasing the amount of total impervious

coverage. Granting the relief would allow for more pervious surface and common outdoor space for residents as depicted on the plan.

Requiring the applicant to meet the parking requirement would require additional paving and a loss of pervious, common space, which could have a negative effect on the neighborhood's character and could be construed as more than a mere inconvenience to the developer and residents.

The shortfall of parking spaces can be managed by using onstreet parking and by residents using bicycles, public transport and alternative forms of transport.

Recommendation

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



Updated: April 5, 2024