

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 8, 2025

Application Type

Special Use Permit

Neighborhood

Valley

Applicant

Jesus Acosta, Applicant
RA Realty, Owner

Parcel

AP 65 Lot 446

Address

221 Academy Ave

Parcel Size

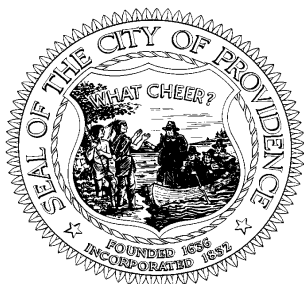
± 42,925 SF

Zoning District

C-2 and R-3

Variance Requested

- Special use permit to expand use previously granted by special use permit

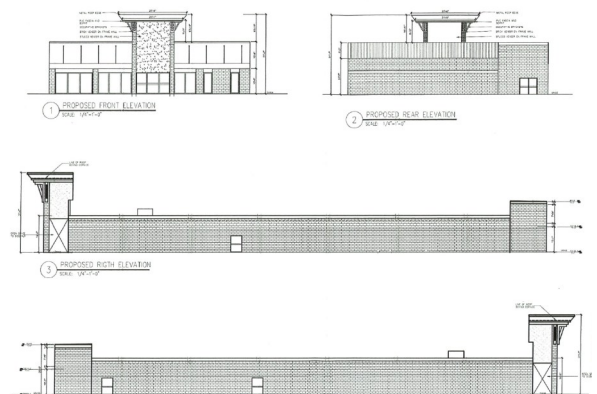


Updated: October 6, 2025

221 ACADEMY AVE



Location Map



Proposed elevations

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Zoning Ordinance Section 2006.B.2. and Table 12-1 in order to expand the previously granted rear addition to the existing Neighborhood Commercial Establishment by adding a 25' x 23' second story.

Discussion

The subject property is a grocery store that was expanded at the rear through a special use permit for a neighborhood commercial use. The applicant is proposing to further expand the building by adding a utility room over the rear addition. Pursuant to section 1202.T of the ordinance, the use is eligible to operate as a neighborhood commercial use, given its design as a nonresidential

use in the R-3 zone. The addition will not expand the building's footprint or bring it closer to the adjacent residential zone. The height of the portion of the building with the addition will be approximately 24' tall which is within the 45' height limit of the R-3 zone. The change is not expected to negatively affect neighboring property or the health and welfare of the community as the intensity of the use will not increase, and the addition will not exceed, or affect conformance with any dimensional requirements of the R-3 zone.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested special use permit be granted.