

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JANUARY 14, 2026

Application Type

Dimensional Variance

Neighborhood

Washington Park

Applicant

Chosen Generation LLC

Parcel

AP 87 Lot 187

Address

320 Ohio Ave

Parcel Size

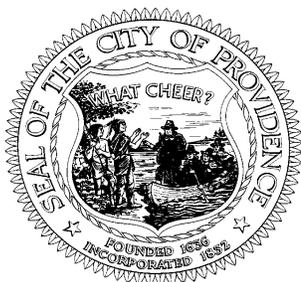
± 1,550 SF

Zoning District

R-3

Variance Requested

- Dimensional variance from parking requirement
- Dimensional relief from minimum pervious surface requirement



Updated: March 24, 2026

320 OHIO AVE



Location Map



A view of the addition

SUMMARY

Project Description

The applicant proposes a new two-family dwelling with either 546 square feet of pervious surface and with two compliant parking spaces, or with 870 square feet of pervious surface and no parking spaces. The applicant seeks relief from the required minimum of 1,000 SF of pervious surface and in the second scenario, also seeks relief from minimum parking requirements.

Discussion

In both scenarios, the applicant is proposing to construct a two-family dwelling. Per the future land use map of the comprehensive plan, this is an area intended for one to three family dwellings on varying size lots. Two family dwellings fit with this designation and are permitted by right in the R-3 zone. The DPD does not object to this use.

Also in both scenarios, the applicant is seeking relief from the minimum pervious coverage requirement of 1,000 SF. The majority of the impervious coverage is attributable to the modest 680 SF footprint of the dwelling. We note that a single- or

three-family dwelling, both permitted uses, would likely have a similarly-sized footprint. Because of the small lot size, any permitted use is likely to need some relief from the pervious surface requirements. Reducing the relief required, therefore, could most easily come by reducing the parking area. Because on-street parking is allowed and available on Ohio Ave., we are partial to granting the impervious relief scenario with no parking. However, we would support a compromise where the Board would grant enough relief to accommodate one parking space. Also, because of the small lot size, we feel that it is appropriate to limit the use to a two-family and prohibit an Accessory Dwelling Unit (ADU).

Recommendation

Based on the foregoing discussion, the DPD recommends that the Board grant relief from one parking space and sufficient impervious cover relief to accommodate one parking space. We further recommend that the use be limited to a two-family dwelling without an ADU.