

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 14, 2024

Application Type

Special Use Permit

Neighborhood

West End

Applicant

Shawn Gilheeny

Parcel

AP 37 Lot 207

Address

5 Marvin Street

Parcel Size

± 7,118 SF

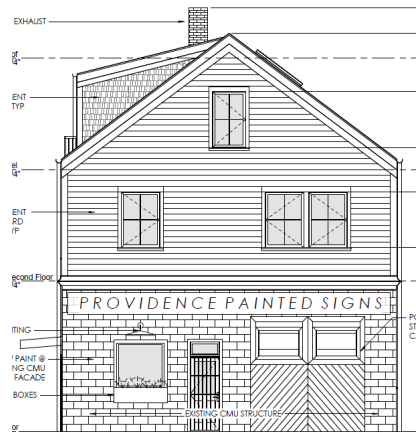
Zoning District

R-3

Variance Requested

Special use permit for neighborhood commercial use

5 MARVIN STREET



Elevation of proposed change



View from Marvin Street

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Section 1202.T. to establish a Neighborhood Commercial Establishment (Arts Studio) in an existing non-residential structure that was formerly an Auto Body Shop.

Discussion

The subject lot is zoned R-3 but the building's use is a nonconforming autobody business, that the applicant is proposing to use as an arts studio. The applicant further proposes a one story addition over the building to be used as a single family dwelling. The structure exhibits a commercial character based on a site visit and plans provided. It is the DPD's opinion that the use of the site as an arts studio would be closer in character to the R-3 zone than an autobody use. The addition of a second story for housing

would result in a similar height and massing as other structures on the street. Given the site's commercial nature, the less intense proposed use is not expected to have a negative effect on neighborhood character or surrounding property.

Per the future land use map of the comprehensive plan, this is an area intended for medium density residential development, which is intended for one to three family housing, and also for appropriate small scale commercial uses like the one proposed. Therefore, the proposed use will conform to the plan's intent.

Recommendation

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

