

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 10, 2024

*Application Type*

Special Use Permit

*Neighborhood*

West End

*Applicant*

Maria Giron, Applicant and Owner

*Parcel*

AP 108 Lot 96

*Address*

516 Plainfield Street

*Parcel Size*

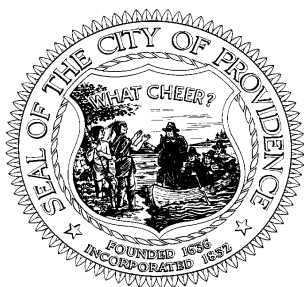
± 4,676 SF total

*Zoning District*

R-3

*Variance Requested*

Special Use permit for neighborhood commercial use



Updated: April 5, 2024

## 516 PLAINFIELD STREET



Location Map



View from Plainfield Street

### SUMMARY

#### Project Description

The applicant is seeking a special use permit pursuant to Zoning Ordinance Table 12-1 and Section 1202.T. to establish a Neighborhood Commercial Establishment (Restaurant) in an existing non-residential unit that was formerly a Salon use by variance.

#### Discussion

The subject lot is zoned R-3 but the building has been used as a mixed use structure consisting of retail on the ground floor and two dwelling units through a variance granted by the board, for a number of years. The building exhibits a commercial character on the first floor. As the site is commercial in nature, use of the first floor as a restaurant is not expected to have a negative effect on neighborhood character or surrounding property as it would be of a similar intensity to the current retail use. Plans show that the restaurant will be located on the ground floor and will not extend into the upper stories. Per the future land use map of the comprehensive plan—which is not intended for parcel level analysis—this is an area where medium density residential and business/mixed use land use designations are located in proximity. A number of

mixed use development can also be observed in proximity. Therefore, the restaurant use would conform to the plan's intent and is not expected to have a negative effect of the neighborhood's character.

#### Recommendation

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