

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 2, 2022

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

Salem Gospel Mission International

Parcel

AP 49 Lots 592 and 629

Address

607 Potters Ave

Parcel Size

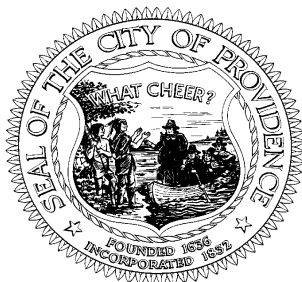
Lot 592 ± 10,346 SF
Lot 629 ± 11,405 SF

Zoning District

R-3

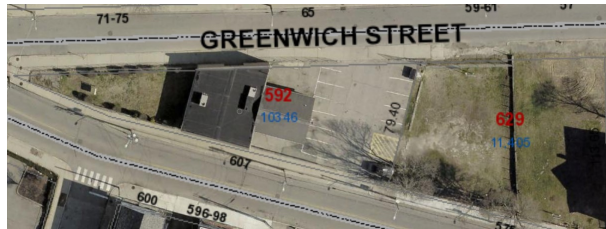
Variance Requested

1. Dimensional variance for impervious surface coverage
2. Dimensional variance for two structures on a lot
3. Dimensional relief for parking

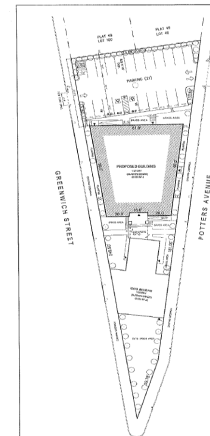


Updated: January 26, 2022

607 POTTERS AVE



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is requesting dimensional variances seeking relief from the requirements of the Zoning Ordinance Table 4-1 for impervious surface coverage of 73% where 65% is the maximum; Section 1300(A) for 2 principal structures on a lot where 1 is permitted; and Table 14-1 for a shortfall of 37 parking spaces. The owner proposes an administrative subdivision to merge the lots, and the construction of a new building and parking area for the Place of Worship.

Discussion

The subject property is located at the intersection of Potters Ave and Greenwich Street and both lots form a uniquely shaped triangular development. The applicant is proposing to merge the lots and construct a main church building, in addition to the existing building. The proposal results in requests for dimensional relief from the total amount of impervious surface, parking and location of two principal structures on the lot.

The applicant could construct the new building on lot 629 with parking provided between the two structures. However, due to the shape of the lot, the amount of parking would be less than what is proposed due to the narrower width toward the middle, and require a greater amount of parking

relief. The relief seems to be related to the site's character and would be the least relief necessary to expand the church. The arrangement of a primary and secondary building is similar to churches observed around the City. Denial of the relief could result in a hardship of having separated buildings with a greater parking need.

The impervious surface on the site will exceed what is proposed, but the applicant could plant trees to compensate for the additional paving. There is ample onstreet parking available to cover the parking shortfall. No negative effects are anticipated should the relief be granted.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following conditions:

1. The applicant shall bring the site into full conformance with the tree and landscaping requirements of the zoning ordinance.
2. The subject lots shall be merged through an administrative subdivision.
3. The applicant shall close all curb cuts that will not be used.