



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

January 18, 2018

Date of Hearing: January 18, 2018
Time of Hearing: 9:00
Zone Case 13 of 2018

5313-5321 Butler St

Zoning District: LNC
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: Anna Foster
Owner: Tongdee Watcharee

Build new 3 story structure with restaurant, retail, and one dwelling unit; renovate existing building with restaurant and one dwelling unit; expand outdoor courtyard area between two buildings.

Variance: 904.02.C maximum height permitted is 45ft; proposed is 52ft

Special Exception: 911.02 use as restaurant(general) is a Special Exception in LNC zoning district

Variance: 914.02 14 parking spaces required; 3 are proposed

Variance: 914.10.A minimum of one off-street loading space is required and 0 are proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: January 18, 2018

Time of Hearing: 9:40

Zone Case 1 of 2018

2039, 2051 Termon Ave

Zoning District: R1D-M

Ward: 27

Council District: 1, Councilperson Darlene Harris

Neighborhood: Brighton Heights

Applicant: Cohen & Grigsby PC

Owner: Three Rivers Youth

Use of properties as community home.

Special Exception: 911.04.A.84 use as community home is a
Special Exception in R1D zoning district

Variance: 911.04.A.84(c) the number of unrelated disabled
persons shall not exceed of one per
bedroom

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
27093, dated 11/5/1973,
permitted occupancy "One
story institutional (facility)
building for ten children and
three houseparents".

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Time of Hearing: 9:50

Zone Case 11 of 2018

1005-1027 Freeport Rd

Zoning District: UNC

Ward: 12

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Lincoln Lemington Belmar

Applicant: Chad Chalmers

Owner: Kroger Co

Expansion of existing restaurant (general).

Special Exception: 911.04.A.57 expansion of restaurant (general) is a Special Exception in UNC zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 86827, dated 5/25/2004, permitted occupancy" One story structure with approximately 3,40 sq. ft. for restaurant (Rotell's) with outdoor seating on north easterly side of structure (maximum 30). Occupancy placard #570 for 170 persons".

Date of Hearing: January 18, 2018
Time of Hearing: 10:00
Zone Case 14 of 2018

803 54th St

Zoning District: H
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: EcoCraft Homes INC
Owner: Fabri Elliott J

New construction of single family dwelling and detached garage.

Variance: 905.02.C maximum area of disturbance 50%; 75% requested

Variance: 911.04.A.69(a)(1) primary structure must be located on buildable land defined as contiguous area of the lot less than 30% in existing slope; 100% of primary structure in existing slope requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

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