A. PROJECT INFORMATION

1. APPLICATION IS:  ☒ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: 1/11/2022

3. SITE INFORMATION

Development Address: 3048 Ashlyn Street and 3033 Landis Street
Parcel ID(s)/Lot-and-Block Number(s): 42-L-207 and 42-L-215
Project Description: Renovations for change of use of two structures to Community Center (general) with accessory parking areas

3. CONTACT INFORMATION

Applicant Name: Rachel O’Neill
Applicant Contact (phone and email): roneill@reedsmith.com

B. ZBA HEARING INFORMATION

Zone Case #60 of 2022
Date of Hearing: February 10, 2022  Time of Hearing: Click here to enter text.
Zoning Designation: R1D-H
Neighborhood: Sheraden
Zoning Specialist: William Gregory

C. ZBA REQUESTS

Type of Request Variance: Code Section: 911.02
Description: Community Center (general) is not a permitted use in the R1D-H Zone

Type of Request Variance: Code Section: 914.02.A
Description: 54 parking spaces required (3048 Ashlyn, Building A); 12 spaces requested

Type of Request Variance: Code Section: 914.02.A
Description: 67 parking spaces required (3033 Landis, Building B); 12 parking spaces requested

Type of Request Variance: Code Section: 912.04.C
Description: Minimum interior side setback for accessory parking is 5’; 0’ requested
Type of Request Special Exception: Code Section: 916.04.C
Description: Minimum setback for parking from residentially zoned property is 15’; 0’ requested

Type of Request Variance: Code Section: 918.02.B
Description: 600 square feet of landscaping and five parking lot trees required; no landscaping requested

Type of Request Variance: Code Section: 918.03.B
Description: Off-street parking areas shall be screened; no screening requested