

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 9, 2024

*Application Type*

Dimensional Variance

*Neighborhood*

Fox Point

*Applicant*

No Small Feat LLC

*Parcel*

AP 17 Lot 553

*Address*

135 Ives Street

*Parcel Size*

± 2,589 SF

*Zoning District*

C-1

*Variance Requested*

Dimensional variance for rear and side yard setback

## 134 IVES STREET



Location Map



View from Ives Street

### SUMMARY

#### Project Description

The applicant is seeking a dimensional variance seeking relief from Zoning Ordinance Table 5-1 for a rear and side setback of 0 feet where 10 and 5 feet are respectively required, as part of a proposal to convert an existing garage to a bookstore.

#### Discussion

The applicant is proposing to convert the detached garage of a restaurant into a bookstore. The site is zoned C-1 and a zero foot setback is maintained from the adjoining R-2 zone where side and rear setbacks of 5' and 10' are respectively required.

The garage is an existing structure and may be used for commercial purposes based on the zoning. However, its proximity to the lot lines

prevents such use without relief, or relocation of the structure, which could be considered a hardship.

A negative effect on surrounding property is not expected as the garage abuts other accessory structures and the activity of the proposed use is not expected to generate noise or activity beyond what is generated by the principal use of the restaurant.

#### Recommendation

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

