

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 8, 2024

Application Type

Use Variance

Neighborhood

Elmwood

Applicant

Princeton Residential LLC

Parcel

AP 44 Lot 149

Address

30 Princeton Ave

Parcel Size

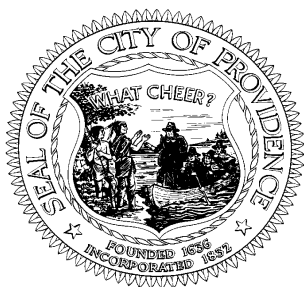
± 7,200 SF total

Zoning District

R-2; HD overlay

Variance Requested

Use Variance for a seven unit multifamily dwelling in the R-2 zone



Updated: May 2, 2024

30 PRINCETON AVE



Location Map



View from Princeton Ave

SUMMARY

Project Description

The applicant is seeking a use variance, pursuant to Zoning Ordinance Table 12- 1 to establish the use of the existing structure as a 7-unit Multi-Family Dwelling.

Discussion

The subject property is being used as a seven family dwelling through a variance granted in 1983. However, relief is being requested as building permits to enact the change were not obtained. As the resolution finds that the applicant met the conditions for a use variance and that the property has been used as a multifamily dwelling in accordance with the grant, the DPD does not object to granting the requested relief.

However, based on an examination of the site, it is the DPD's opinion that the applicant should be required to bring the site into conformance with the ordinance as a condition of relief.

Currently, two parking areas can be observed on either side of the site. The eastern parking area is accessed through a curb cut on 30 Princeton Ave and provides two rows of stacked parking. The second parking area to

the west appears to be accessed through vehicles jumping the curb. In addition to accessing parking from the curb, the site is overpaved and appears to exceed the impervious surface limits permitted by the ordinance.

The applicant should be required to remediate these conditions by replacing the western parking area with pervious surface, preventing access from the curb, and bringing the site into conformance with the pervious surface requirements of the ordinance.

Recommendation

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

The applicant shall bring the site into conformance with the impervious surface requirements of the ordinance by replacing the western parking area with pervious surface, and preventing vehicle access from the curb.