

Department of Permitting & Inspections

Zoning Division
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TO: Development Review Board
FROM: Scott Gustin
DATE: December 21, 2021
RE: 20-0166CA/VR (ZP-19-567); 15 Conger Avenue

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Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL-W Ward: 5S

Owner/Applicant: Patricia Stratmann

Request: Time extension for approval to demolish existing structure and construct new single family home and related site improvements.

Applicable Regulations:
Article 3 (Applications, Permits, & Project Reviews)

Background Information:
The applicant is requesting a time extension for zoning permit 20-0166CA/VR, which was granted for approval to demolish an existing 4-bay garage and to replace it with a new single family home and attached carport. Related site improvements such as a driveway, walkway, and landscaping are also included in the permit.

The subject zoning permit included a variance due to the small lot size. As a result, the extension request is subject to Development Review Board approval.

- Previous zoning actions for this property are as follows:
- 11/8/19, Approval to replace garage with new single family dwelling
 - 1/20/15, Approval to replace garage with new single family dwelling
 - 5/14/14, Variance from Sec. 5.2.1, *Existing Small Lots*, 4,000 sf minimum lot restriction
 - 3/18/14, Adverse determination of existing buildable small lot

Recommendation: Consent approval as per, and subject to, the following findings and conditions.

I. Findings

Article 3: Applications, Permits, and Project Reviews
Sec. 3.2.9, Zoning Permits
(d) Time Limits on Zoning Permits:

This section allows applicants 1 year to initiate work on their approved project and an additional 2 years (for a total of 3) to complete their project. Provision is made for up to two 1-year time extensions. Approval of a time extension is predicated on making the request prior to expiration of the zoning permit and continuing compliance with applicable zoning standards. In this case, the zoning permit was approved November 8, 2019 and is valid through November 8, 2022. Limited work has begun at the site. The requested extension would establish a new expiration date of November 8, 2023. The zoning permit remains compliant with applicable zoning standards in the RL-W zone. **(Affirmative finding)**

II. Condition of Approval

1. This approval is for a 1-year time extension of zoning permit 20-166CA/VR (ZP-19-567). The new expiration date is November 8, 2023. All other conditions and approved project plans of the zoning permit remain unchanged.