

Department of Permitting & Inspections

Zoning Division
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TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: July 6, 2021
RE: 20-0687CA/CU; 15 Rockland Street

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 Ward: 7N

Owner/Applicant: James Daigle / Hinge, Inc. (Missa Aloisi)

Request: Time extension for zoning permit to construct a new duplex on a vacant lot, with associated site improvements.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews)

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

Background Information:

The applicant is seeking an extension for zoning permit 20-0687CA/CU. That permit included approval to construct a new duplex on a vacant lot, with associated site improvements. The DRB approved the application on June 10, 2020. The extension request was submitted on May 18, 2021.

Article 3: Applications, Permits, and Project Reviews

Sec. 3.2.9, Zoning Permits

(d) Time Limit on Zoning Permits

Notwithstanding (e) and (f) below, a zoning permit shall become invalid unless the work or action authorized commences within one (1) year after the date of final decision. All work or action authorized there under shall be completed, and a Final Zoning Certificate of Occupancy received, within three (3) years of the date of decision unless a written extension of time not to exceed one (1) year is granted in advance by the administrative officer. Extensions of time for a zoning permit issued in connection with a conditional use or variance shall require approval by the DRB after a public hearing. Extensions of time may be granted only when the work or action authorized under the zoning permit remains compliant with the current zoning regulations. Up to two (2) time extensions may be granted.

The zoning permit was approved June 10, 2020, and work related to the permit was to be started by June 10, 2021, and completed by June 10, 2023. Work has not yet commenced, however the

applicant submitted this extension request within 1 year from the date of zoning permit approval, on May 18, 2021.

This subsection enables the DRB to approve zoning permit extensions up to 1 year so long as the permitted work remains compliant with the current zoning regulations. Such is the case here. No changes to the zoning code have occurred that would preclude the approved project. A 1-year time extension for the zoning permit may be granted. (**Affirmative finding**)

II. Conditions of Approval

1. All conditions of approval of zoning permit 20-0687CA/CU remain in effect, except that the permit expiration dates are changed as follows:
 - Work or action authorized by the permit must commence by June 10, 2022; and
 - The project shall be completed and a UCO (combined Zoning and Building certificates of occupancy) shall be obtained by June 10, 2024.