

Department of Planning and Development



PETITION #175-18

333 NAHANTON STREET

SPECIAL PERMIT/SITE PLAN
APPROVAL TO AMEND BOARD
ORDER 147-79(2), BOARD
ORDER 147-79(3), BOARD
ORDER 292-93 TO CONSTRUCT A
TWO STORY ADDITION AND TO
EXTEND AN EXISTING NON-
CONFORMING STRUCTURE AND
USE



APRIL 3, 2018

Requested Relief



Special Permit per §7.3.3 of the NZO to:

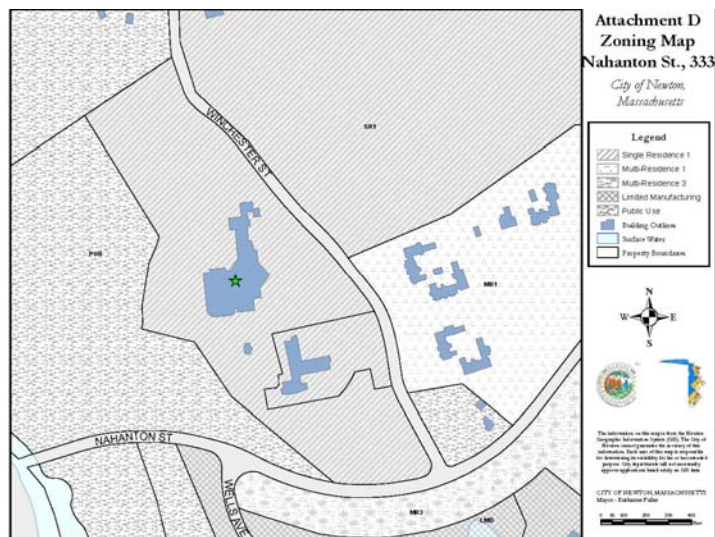
- Extend an existing nonconforming use (§3.4.1 and §7.8.2.C.2)
- Extend an existing nonconforming building (§3.1.7 and §7.8.2.C.2)
- Amend Special Permit #147-79(2)
- Amend Special Permit #147-79(3)
- Amend Special Permit #292-93

Criteria to Consider

When reviewing the requested special permits the Council should consider whether:

- The specific site is an appropriate location for the proposed amendment to Board Orders #147-79(2), #147-79(3), and #292-93. (§7.3.3.C.1.)
- The proposed amendment to Board Orders #147-79(2), #147-79(3), and #292-93 will not adversely affect the neighborhood. (§7.3.3.C.2.)
- The proposed amendment to Board Orders #147-79(2), #147-79(3), and #292-93 will create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3.)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4.)
- The proposed addition will be substantially more detrimental than the existing nonconforming multi-purpose community facility to the neighborhood. (§7.8.2.C.2)

Zoning



Land Use



AERIAL/GIS MAP



Photos



Photos



Photos



Photos

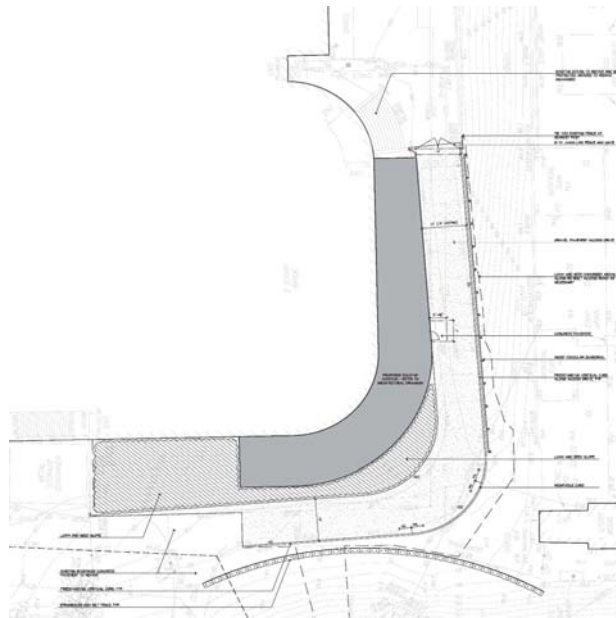


Site Plan

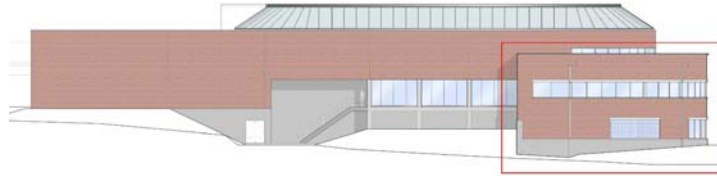


SITE PLAN
DATE: 4/12/2018

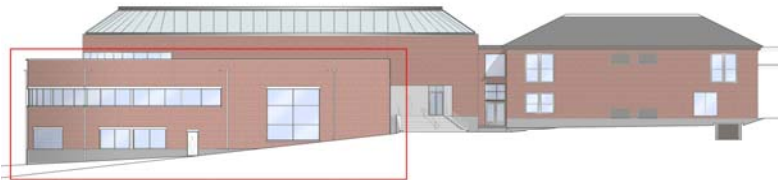
TOTAL FITNESS & LOCKER ROOM
ADDITION FOOTPRINT: 2,400 SF



Proposed Elevations



West Elevation



South Elevation

Proposed Findings

1. The site is an appropriate location for the proposed amendments to Board Orders #147-79(2), #147-79(3), and #292-93 as the proposed addition complements the existing building and complies with the conditions of all prior board orders. (§7.3.3.C.1)
2. The proposed amendments to Board Orders #147-79(2), #147-79(3), and #292-93 will not adversely affect the neighborhood as the project is not visible from a public right of way and located in the rear of the building. (§7.3.3.C.2)

Proposed Findings

3. The proposed amendments to Board Orders #147-79(2), #147-79(3), and #292-93 will not create a nuisance or serious hazard to vehicles or pedestrians as the proposed expansion is not impacting existing parking or traffic conditions. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles as the site will continue to have adequate access. (§7.3.3.C.4)
5. The proposed addition will not be substantially more detrimental than the existing nonconforming multi-purpose community facility to the neighborhood as there will be no change in the intensity of the use of the site. (§7.8.2.C.2)

Proposed Conditions

1. Plan Referencing Condition
2. Standard Building Permit Condition
3. Operation and Maintenance Plan
4. Standard Final Inspection/Certificate of Occupancy Condition
5. Conditions incorporated from Board Orders #147-79(2), #147-79(3), and #292-93