


## Department of Planning and Zoning

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**TO:** Development Review Board  
**FROM:** Scott Gustin   
**DATE:** June 6, 2017  
**RE:** 15-0868CU; 404 College Street

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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: RH                      Ward: 1E

Owner/Representative: Dunlap Riehle

**Request:** Extend expiration date of zoning permit approving change in use from duplex to single residential unit and boarding house.

**Applicable Regulations:**

Article 3 (Applications, Permits, & Project Review)

**Background Information:**

The applicant is seeking approval for a 1-year time extension to complete the construction associated with the change in use from a duplex to a single residential unit and boarding house. No changes to the project are included in this extension request.

Previous zoning actions for this property are noted below.

- Zoning Permit 77-752; to erect a 40' x 112' apartment house. This appears to be the incorrect address as the subject building was built in 1844.
- Zoning Permit 91-303; construct retaining wall. April 1991. Permit expired.
- Zoning Permit 95-391; fence. Approved April 27, 1995.
- Zoning Permit 01-333 / COA 02-11; Change of use from fraternity to duplex; each unit with four bedrooms. Approved March 8, 2001.
- Zoning Permit 06-464CA; Site modifications to previous approval (Zoning Permit 01-333 / COA 02-11) not to reduce parking. Approved March 20, 2006.
- Zoning Permit 06-465FC; fence and trash bin enclosure. Approved February 16, 2006.
- Zoning Permit 06-731CA; Revised parking configuration and construct patio and walkway. Parking to be white crushed gravel and patio and walkway to be slate. Approved June 6, 2006 (06/06/06)
- Zoning Permit 15-0868CU; Change of use from duplex to single residential unit and boarding house

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

**I. Findings**

**Article 3: Applications and Reviews**

**Sec. 3.2.9, Zoning Permits**

*(d) Time Limit on Zoning Permits:*

The zoning permit for this project was approved by the Development Review Board on May 4, 2015. Construction was commenced within 1 year as required. A second year is allowed for completion of construction; however, construction has not yet been completed. Per this criterion, the applicant may request a 1-year time extension prior to expiration of the zoning permit. The request for extension was submitted May 3, 2017, prior to the May 4 expiration date. No changes to the project are proposed. Extension by 1 year is acceptable. Construction must be complete by May 4, 2018. **(Affirmative finding as conditioned)**

**II. Conditions of Approval**

1. Except as specifically modified in this approval, all conditions of the original zoning permit approval dated May 4, 2015 shall remain in effect.
2. Standard permit conditions 1 -15 (including construction completion date no later than May 4, 2018).