

Department of Planning and Zoning

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MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, CFM, Associate Planner
DATE: February 7, 2017
RE: Re-Approval of Zoning Permits ZP15-0525CA/MA (87-95 North Avenue) & ZP15-0526CA/MA (7 Haswell Street)

Files: ZP15-0525CA/MA & ZP15-0526CA/MA

Location: 87-95 North Ave. & 7 Haswell Street

Zone: NMU **Ward:** 3C

Date of Permit Approval: Decision by DRB December 23, 2014

Date of Expiration: December 23, 2016

Applicant/Owner: 95 North Avenue Limited Partnership/Duncan Wisniewski Architecture

Request: Re-Approval of two zoning permits:

1. ZP 15-0525CA/MA for a renovation and addition to the existing building for 14 new residential units as part of a mixed use building.
2. ZP 15-0526CA/MA to demolish an existing house and merge lot in conjunction with ZP 15-0525CA/MA

Zoning Permits ZP15-0525CA/MA and ZP15-0526CA/MA were approved concurrently by the Development Review Board on December 23, 2014. The permit's 2-year life span expired on December 23, 2016. The applicant states that the house at 7 Haswell Street has been removed, and the overall project is 80% complete. The anticipated completion date is March 31, 2017.

There are no deviations from the original proposal, and the request in front of you is to re-approve both zoning permits. Staff recommends re-approval of ZP15-0525CA/MA and ZP15-0526CA/MA, subject to the findings and conditions approved on December 23, 2014 (attached), subject to revised dates.