

Department of Planning and Zoning

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MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, CFM, Associate Planner
DATE: May 16, 2017
RE: Re-Approval of Zoning Permit ZP14-0753CA (210 South Union Street)

Files: ZP14-0753CA

Location: 210 South Union Street

Zone: I **Ward:** 6S

Date of Permit Approval: Decision by DRB March 26, 2014

Date of Permit Extension: April 8, 2016 (extension request submitted March 8, 2016)

Date of Expiration: March 26, 2017

Applicant/Owner: Chad & Patsy Tyler

Request: Re-Approval of zoning permit ZP14-0753CA to add one residential unit to the existing historic carriage barn, increase the total number of units on the property from four to five, and add one surface parking space.

Recommendation: Consent approval; subject to the findings and conditions of ZP14-0753CA, approved March 26, 2014.

Zoning Permit ZP14-0753CA was approved by the Development Review Board on March 26, 2014. Prior to the permit's expiration date of March 26, 2016, the applicant submitted a request for a one year extension, which the DRB approved on April 8, 2016, setting a new expiration date of March 26, 2017. The applicant did not submit an extension request prior to the extended deadline. The permit expired on March 26, 2017. The applicant believed the expiration date to be 1-year from the date of last year's permit extension request approval on April 8, 2016.

The applicant notes that appeals with the Dept. of Public Work's sprinkler system requirements have caused delays in the project – see attached email from Chad Tyler, dated May 2, 2017. According to the applicant, the appeals with DPW are all closed, and the following items remain before the project is complete:

- Installation of the sprinkler system
- Insulation and closing of the walls
- Finishing
- Construction of the deck
- Painting

There are no deviations from the original proposal, and the request in front of you is to re-approve the zoning permit. Staff recommends re-approval of ZP14-0753CA, subject to the findings and conditions approved on March 26, 2014 (attached), subject to revised dates.