



### Board of Zoning Appeals Public Meeting

**Date:** Wednesday, June 23, 2021

**Location:** Videoconference via Zoom

**Time:** 6:00PM

### New Business Agenda

#### Project #00424

**Application(s)**

**AV# 0079**

**Property Address**

1053 Broadway

**Applicant**

Druthers Brewing Company II, Inc.

**Zoning District**

Mixed-Use, Form-Based, Warehouse (MU-FW)

**Proposal**

Construction of a 13-foot wide, 110 foot long deck in the public right-of-way.

**Requests**

**Area Variance - §375-4(B)(1)(c)(vii)(G)(4)**– to allow a front deck to extend into the right-of-way or any easement in a Mixed-Use; Form-Based zoning district.

AV# 0079

DEFERRED

**ACTION DEFERRED TO A FUTURE MEETING OF THE ZONING BOARD.**

#### Project #00416

**Application(s)**

**AV# 0077; AV# 0078**

**Property Address**

40 South Manning Boulevard

**Applicant**

Brett Sears; Alecia Sears

**Zoning District**

Residential, Single-Family, Medium Density (R1-M)

**Proposal**

Installation of 58 linear feet of 6-foot; 100% opaque fencing in front yard area.

**Requests**

**Area Variances**

- **§375-4(F)(8)(B)(i)(A)** – To allow 6-foot fencing where 4-foot fencing is the maximum permitted height.
- **§375-4(F)(8)(B)(i)(A)** – To allow 100% opacity fencing where 60% opacity fencing is the maximum permitted opacity

AV# 0077; AV# 0078

DEFERRED

**ACTION DEFERRED TO A FUTURE MEETING OF THE ZONING BOARD.**

Project #00415

Application(s)	<b>AV# 0074;</b>
Property Address	380 Whitehall Road
Applicant	Congregation Beth Abraham Jacob
Representing Agent	Dan Hershberg
Zoning District	Mixed-Use, Campus Institutional (MU-CI)
Proposal	Installation of 710 Linear Feet of 8-foot tall, chain link fencing, of which, 198 Linear Feet is in the front yard area, where chain link fencing is not allowed; 332 Linear Feet of 8-foot tall vinyl fencing and; 438 Linear Feet of 8-foot tall metal, spaced picket fencing.
Requests	<b>Area Variances</b> <ul style="list-style-type: none"><li>• <b>§375-4(F)(8)(B)(i)(A)</b> – to allow fencing that is 8-feet tall when 4-feet is the maximum height allowed.</li></ul>
Av #0074 DEFERRED	<b>ACTION DEFERRED TO A FUTURE MEETING OF THE ZONING BOARD.</b>

**No Actionable Pending Business Agenda Items**

Project #00372

Application(s)	<b>AV# 0059</b>
Property Address	1415 Washington Avenue
Applicant	1415 Washington Property LLC
Representing Agent	Dan Hershberg
Zoning District	Mixed-Use, Community Urban (MU-CU)
Proposal	Demolition of +/- 66,237 square foot hotel and the construction of +/- 414,580 square foot student dormitory with 240 dwelling units and a parking garage with +/- 207 automobile parking spaces.
Requests	<b>Area Variance</b> - 375-4(A)(3)(b)(i) – to allow a 107-foot front setback where 10 feet is the maximum permitted.

Project #00371

Application(s)	<b>AV# 0060</b>
Property Address	255-271 Clinton Avenue
Applicant	Home Leasing
Representing Agent	Dan Hershberg, Hershberg & Hershberg
Zoning District	Mixed-Use, Neighborhood Edge (MU-NE)
Proposal	Construction of a parking lot with +/-38 parking spaces.
Requests	<b>Area Variance</b> - 375-4(E)(2)(b) - to allow +/- 33 parking spaces where 3 parking spaces is the maximum permitted.

NC # 0001

<i>Application(s)</i>	<b>NC# 0001</b>
<i>Property Address</i>	36 Judson Street
<i>Applicant</i>	Hon. Jahmel Robinson, Common Council Representative, 5 <sup>th</sup> Ward
<i>Zoning District</i>	MU-NE (Mixed-Use, Neighborhood Edge)
<i>Proposal</i>	Board of Zoning Appeals review of a nuisance complaint.
<i>Requests</i>	<b>Board of Zoning Appeals Review</b> – of a December 12 <sup>th</sup> , 2019 complaint of Nuisance at 36 Judson Street to determine whether 36 Judson Street is a nuisance property.