Legislation Text

File #: 15-3102, **Version:** 1

1. A-69787 120-126 Hamilton St., 128-132 Hamilton St. & 120-128 Walnut St. Appeal of 309 E. Hamilton Street LLC for variance to consolidate 120-126 & 128-132 Hamilton Street, convert vacant warehouse into 27 DWELLING UNITS with 12 space parking lot, erect 2 banners (3 ft. x 25. each); non-illum., 1 @ north and 1 @ south, construct 24 space parking lot at 120-128 Walnut St., with dwelling units being a permitted use under Article 1313.01.A., having the following insufficiencies: setbacks (front yard 10' req.; 0 existing, side yard 5' req.; 0 existing; rear yard 5' req.; 0 existing), off-street parking (41 on-site req; 12 proposed), no buffer strip, no parking lot landscaping, no street trees, 2 spaces located in 10 ft. clear driveway sight triangle, (1 sign @ 10 sq. ft. permitted; 2 @ 75 sq. ft. proposed), located in an Urban Commercial (B-5) & Traditional Neighborhood Development Overlay (TNDO) District. In the alternative, applicant request a use or validity variance to provide a reasonable use of the property.

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