

VARIANCE PETITION NO. 25-22VZ

240 Base Avenue E.

Original written justification for variance as provided from Narrative:

As stated above, the applicant seeks a variance from the VHP in order to improve the Property and construct a new metal, multi-purpose building to be used by civic organizations and clubs. Under these circumstances, a variance from the VHP is necessary and justified for the following reasons:

- The uses desired and envisioned on the Property by civic organizations and clubs require a large multi-purpose building that can be used as one large space, or can be partitioned into several smaller spaces, and for uses that can have indoor-outdoor components and functions.
- The costs to comply with the VHP are onerous and prohibitive and thereby impede the Applicant's ability to clean up and improve the Property with new construction and use it in a manner that serves the public interest.
- Of the 34 parcels located within the Airport Avenue zoning district, only one comes close to complying with the VHP; and furthermore, several parcels adjacent or proximate to the Property have metal buildings located thereon.
- Comprehensive Plan Strategy LU-IS 1.1.1 – Redevelopment acknowledges the minimal opportunity for new development in the Island Neighborhood and supports the redevelopment of underutilized properties in a manner consistent with the historical character of the Island Neighborhood as it relates to street patterns and building massing, form, layout, and setbacks. This strategy supports the requested variance as it would allow for the redevelopment of an underutilized property in a manner that is consistent with the historic use and character (industrial/commercial intensive with metal buildings and structures) of this property and its surroundings, with specific regard to massing, form, layout, and setbacks.
- LDR Section 2.3.6.A expressly states that the Airport Avenue zoning district has historically had a mix of uses, with more commercial-intensive uses being a part of this mix, and that the zoning district intends to validate the existing mix of uses while providing opportunities for more compatibility among residential and non-residential properties in the future. This LDR section supports the Applicant's variance request. Approval of the variance would validate the historic and existing use of the property, which utilizes and necessitates the metal, multi-purpose structure, and also would allow for greater compatibility in the future as the Property could be improved and provide a benefit to the neighborhood and public at large.

- Without a variance from the VHP, the Property will remain unimproved as the Applicant will only be able to repair the existing structures located thereon.
- Many neighbors of the Property are in support of the Applicant's proposed improvements and use of the Property.

The Applicant seeks a variance from the VHP in its entirety and has proposed to improve the property through constructing the approximately 7,500 square foot building as detailed in the elevations and floor plans submitted with this application.