



Near East Area Commission
January 2023 Zoning Site Visits Agenda
Please note, agenda is subject to change

Saturday, January 7, 2023

9:00 am

CV22-145 , 494 St. Clair, Scarborough Senior Apartments

Applicant: National Church Residences

Proposal For: An affordable Senior Housing Community with 83 units

Variations Requested: CPD use variance. Request to vary the existing CPD (Ord. No 2077-00; ZOO-003) to allow for the construction of dwelling units, inclusive of first floor dwelling units

9:30 am

C22-086 & CV22-118, 30 Parsons Ave.

Applicant: RWOTE, LLC

Proposal For: The Cumberland Mixed Use Development with 51 units to be built on what is currently a private parking lot that is open to the public.

Variations Requested:

- 1. Section 3309.14 - Height district. This section shall be modified to allow maximum building height of 77 feet.**
- 2. Section 3312.49/3372.609, Minimum number of required parking spaces. These sections shall be modified to reduce the minimum number of required parking spaces for the entire site from 107 to 65. This calculation is based on the most intense possible uses of 3,000 square feet of 1 restaurant without pickup use (30 required) and 51 dwelling units (77 required).**
- 3. Section 3312.21 - Perimeter parking lot screening. This section shall be modified to reduce**



the minimum width of the South Garfield perimeter parking lot screening from 4 feet to 3 feet and to waive the requirement from Agate Alley.

4. 3312.27 - Parking setback line. This section shall be modified to reduce the minimum parking setback from East Capitol Street from 10 feet to 5 feet and from South Garfield Avenue to 3 feet.

5. Section 3372-605 (D) - Glass. This section shall be modified to reduce the minimum amount of clear/non-tinted window glass between a height of 2 feet and ten feet from 60 percent to 37 percent for the Parsons Avenue facade and 31 percent for the East Capitol Street facade for the first ten feet from Parsons Avenue.

6. Section 3372.607(B) - Fence. This section shall be modified to permit a six-foot wood fence perimeter parking lot screening for adjacent parcel to the south.