

Concept Plan Review: 108 W. Cameron Ave. Phi Gamma Delta

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ON BEHALF OF PHI GAMMA DELTA

How'd we get here?

- Epsilon of Phi Gamma Delta, Inc. (the “Applicant”) owns property at 108 W Cameron Ave, used for a fraternity house.
- The Applicant constructed a rear brick deck and enclosed the bottom area with glass windows to protect from weather.
- Enclosure with glass windows created additional “floor area” in excess of permitted amount in OI-1 district.
- The Applicant now seeks a conditional zoning to OI-3-CZ to allow for increased floor area and other modifications to zoning standards.

What is the Applicant asking for?

- The Applicant seeks a rezoning to OI-3-CZ and does not propose to alter any of the zoning standards of the underlying OI-3 district.
 - This allows the Applicant to have a “floor area ratio” of .566, as opposed to .264, or a total of 13,449.9sqft.
 - The Special Use Permit for the property currently allows 10,870sqft.
- The Applicant also seeks an elimination of on-site parking, which is consistent with the Table found in Section 5.9.7 of the LUMO.
 - The Special Use Permit for the property currently requires 8-12 on-site vehicle parking spaces.

Continued...

- The Applicant does NOT seek approval for any additional development at this time.
- This request simply asks for OI-3 district standards to be applied to the property, with the guarantee to the Town that the property will only be used as a fraternity house.

Why Conditional Zoning?

- The Applicant understands that the Town may have reservations about rezoning this property to OI-3, because it opens the property up to additional permitted uses.
- Conditional Zoning allows the Applicant to guarantee that this property will only be used as a fraternity house.
- This would resolve all outstanding zoning issues with the property.

What about the Special Use Permit?

- The Special Use Permit for this property complicates this process.
- The Applicant intends to request approval to abandon the Special Use Permit upon approval of the conditional rezoning.

In conclusion...

- The Applicant seeks to conditionally rezone the property to OI-3-CZ and to apply the zoning standards of the underlying OI-3 district to the property.
- The Applicant is willing to accept a condition preventing the property from being used for any use other than as a fraternity house.