

Project Summary

The property is located at 417 N. Marion Street just south of Chicago Avenue and is currently zoned B-1 B-2. The Petition requests that the property be re-zoned R 6 residential. The Applicant proposes to convert the current one story building from a graphics design office to a single family residence. The building has the size and characteristics of a residential property, there is no signage, no "store front" or open entryway, it is a frame building with siding and front area which resembles a residential yard. The interior appears to have been once a residence and is currently a few offices, open work area, ½ bath, with a fully finished workspace in the basement. The applicant plans to convert the interior to a residence by adding a full kitchen, bathroom and bedroom on the main level without changing the exterior footprint of the building.

Supporting Evidence:

- a) The current character of the neighborhood is composed of a combination of buildings that are mixed use retail and apartments, small businesses in stand-alone buildings and a new condominium building under construction on Chicago Avenue. Running South on Marion Street from Chicago Avenue the subject property is the first small residential style building where the neighborhood changes to a combination of two flats, small apartment buildings and single family homes to Ontario Street. The building immediately to the south of the subject property is a two flat, immediately across the street are a two flat, single family dwelling and small apartment building.
- b) The property is currently used as a graphics design business which may add to traffic congestion in the neighborhood due to client and employee parking and may diminish the value of the surrounding residential properties.
- c) There is no known depreciation of value to the other properties in the area by re-zoning the property as residential as the property currently exhibits the character of a residential building.
- d) The property is suitable for residential purposes in size and current exterior appearance.
- e) The property is currently improved and being used as a graphic design business in compliance with the existing B-1 and B-2 zoning.
- f) The properties immediately to the north of the property are zoned B-1 and B-2 and are mixed use retail and apartment buildings, stand-alone small business buildings, and a condominium building now under construction. To the east, south and west of the property the buildings are a mix of two flats, single family and apartment buildings zoned R 6.
- g) The gain to the public would be a reduction of traffic congestion in a residential neighborhood as a result of the property being re-zoned residential. No hardship would be imposed on any individual property owner.
- h) The proposed re-zoning promotes the general welfare of the area by using the property in a manner consistent with the character of the subject building and the surrounding neighborhood.





First Level



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Lower Level



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