



**Background:**

The property at 411-415 Grinnell Street is located between Eaton Street and Fleming Street and is 3 lots of record. The property currently contains a single-family home and consists of 3 historically platted parcels known as 411, 413, and 415 Grinnell Street. The build-back rights of a previously demolished unit were memorialized in a letter from the City Planning Department dated March 30, 2012 and allow for one additional unit on the 413-415 Grinnell parcels.

The above location was granted variances to habitable space and minimum open space requirements by the Planning Board on May 21, 2015 through Resolution No. 2015-21. The Chairman of the Planning Board executed Resolution No. 2015-21 on June 16, 2015 when the original, executed Resolution was unintentionally destroyed prior to attestation and filing with the City Clerk. Page 3 of Resolution No. 2015-21 granting the variances has a scrivener's error and misidentifies the property as 1019 Flagler Avenue in Section 2. If this extension is granted, the address will be corrected. The variances granted became effective in September 2015 concurrent with the expiration date of the DEO appeal period.

On June 15, 2017, the ownership of 411-415 Grinnell was transferred from the original applicant to Grinnell Street Properties, LLC by purchase and sale.

Grinnell Street Properties, LLC submitted a request on June 27, 2017 for a 12-month extension to the variances granted. This one-year extension to the expiration of the variances approval will allow the necessary time needed to revise the design and seek HARC approval according to the applicant's representative.

**City Actions:**

**Planning Board Meeting:                      May 21, 2015 Resolution No. 2015-21**  
**Planning Board Meeting:                      October 19, 2017**

**Factors for review of the Extension include the following:**

1. **The applicant submitted the request for the Extension prior to the variance approval expiration.**  
The applicant submitted a request for the Variance Extension on June 28, 2017, prior to the expiration of the Variance approval.
2. **The applicant has submitted reasonable cause for the Extension.**  
The applicant has requested the extension in order to complete the authorized development.

It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for a Variance Extension be **approved** without modification to original conditions.

