

Project Narrative

The subject property is located at 904 Ashley Blvd and is shown on assessor Map 127C 81. The parcel is in the Mixed Use Business District (MUB) zone and is improved with a single story "ranch style" building. The property is currently used as both a hair salon and residential dwelling. The parcel contains 7,200 sf of area with frontage on both Ashley Blvd and Maryland St. The gross floor area (GFA) of the subject structure is 2200 sf.

The Applicant wishes to relocate her outpatient therapy practice to this location occupying both the residential and commercial spaces. The proposed business is classified as a Medical Office and will require a Special Permit from the Zoning Board of Appeals to operate in an MUB. The proposed facility will employ two therapists.

The Proponent will utilize the existing structure and will not be performing any structural renovations to the property. The building's interior will be reconfigured into a waiting room, family meeting room, two offices and a storage/file room. All interior improvements will be cosmetic only. The Applicant does not propose any changes to the lighting and/or landscaping.

The Applicant would like to occupy the space as soon as possible and expects to open the business within two weeks of approval.

The site contains four (4) existing parking spaces; two allocated to the hair salon business and two allocated to the residential dwelling. The existing parking includes one off street space and three on street spaces. The on street parking is along Maryland Street.

Current zoning for a medical office requires one space per every 200 sf of GFA or a total of 10 spaces. The Proponent requests a reduction in the required parking from 10 spaces to four spaces. The reduction is justified by the facilities operation. As stated previously the facility will employ two therapists each of which see one patient at a time. The facility will leave 15 minutes between appointments to allow for parking space turn over.

PLANNING

AUG 17 2015

DEPARTMENT

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