



**GENA Zoning Committee Monthly Meeting
February 13, 2013**

Zoning Committee Members Present:

- Toki Rehder
- Dan Bartoli
- John Longacre
- John Christinzio
- Allan Moore

Also Present:

- Anthony Zingarelli (applicant – 1801 Ritner St.)
- Michael Savona (attorney for applicant – 1801 Ritner St.)
- Joseph Beller (attorney for applicant – 2528-2546 S. 24th St.)
- John Pak (attorney for applicant – 2528-2546 S. 24th St.)
- Augustine Ragsdale
- Rae Di Blasi
- Mary Anne Di Dio
- Steve Cobb
- Maria Nevelson

1. The Zoning Committee first addressed the application of Anthony Zingarelli to legalize a roof deck above the first floor rear of a two story attached structure at 1801 Ritner and to change the use to a two family dwelling.
2. John Christinzio recused himself from this case due to a conflict of interest.
3. Michael Savona, attorney for applicant, presented the background regarding this variance request.
 - The first floor of the property is zoned commercial, the second floor residential.
 - It is an 18 foot tall row building; end unit
 - Relief requested – convert first floor from commercial to residential, legalize second floor deck
 - Mr. Zingarelli bought the property in 2008
 - Prior to his purchasing the property, there was a doctor's office on the first floor.
 - Since the doctor vacated, he has been unable to rent the space to a commercial tenant.



- Mr. Zingarelli's wife was using the property for a while as a real estate office.
 - It has been vacant for about two years.
 - Mr. Zingarelli has residential tenants lined up for the first floor.
 - There is a residential tenant on the second floor right now.
 - Mr. Zingarelli has made various improvements to the property, including stuccoing and painting the building.
 - The square footage of the first floor unit is 16' x 62'.
 - They would agree to a proviso that says there will be no trash on the exterior sidewalks or perimeter of property.
 - ZBA appeal hearing is February 20th
4. The Zoning Committee then addressed the application to change the use from industrial to commercial at 2528-2546 S. 24th St. The proposed uses include a seafood store/takeout restaurant, a nail salon, and a daycare.
5. Joseph Beller, attorney for applicants, presented the background regarding this variance request
- The prospective daycare operator was also present to answer questions.
 - John L. raised a concern about trash at the property and suggested the use of a lot attendant. Mr. Beller agreed to a proviso to clean trash on a daily basis.
 - Trash at the property will be kept behind a closed wooden fence and picked up daily.
 - The height of the sign will not exceed the current height of 31 feet.
 - The daycare will have approximately 55 -65 students. The space occupied by the daycare is over 6000 square foot total. Ages of children - 6 weeks to kindergarten
 - ZBA appeal hearing is February 27th