



ZONING BOARD OF ADJUSTMENT

Date of Hearing: February 12, 2026
Date of Decision: March 11, 2026

Zone Case: 6 of 2026
Address: 1200 Goettmann Street
Lot and Block: 24-G-270
Zoning Districts: P
Ward: 24
Neighborhood: Troy Hill

Request: Community Center with Outdoor Recreation

Application: BDA-2025-11682

Special Exception	Section 911.02 Sections 916.04.B/916.09 Section 905.01.C	Community Center (General) 30' residential compatibility requirement for trash area; 13'-4" requested 30' front setback required; 23'-4" requested for community center building, 20' requested for parking area
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Appearances:

Applicant: Adam McCollugh, Pellegrini Casimir, Matthew Butter

Findings of Fact:

1. The Subject Property is located at 1200 Goettman Street in a P (Parks) District in Troy Hill.
2. The Subject Property is immediately adjacent to parcels on Goettman Street and Traux Way, in an R1D-H (Single-Unit Detached Residential) District. A grade change and retaining wall separate the Subject Property in a P District from the parcels in the R1D-H District.
3. A 1988 Certificate of Occupancy permits the use of the Subject Property for "Conley-Goettman Recreation Center – recreation center and pool, ballfield, daycare, senior citizen center."

4. The recreation center on the property is currently comprised of a two-story recreation center building, a one-story bathroom building, a playground, a basketball court, a ballfield and a splash pad.

5. The length of the existing recreation center building extends along Goettman Street and is set back approximately 0' from the Goettman Street property line and 25' from the R1D-H District property.

6. No off-street parking is currently located on the site.

7. The Applicant explained that the recreation center building is in a state of disrepair and needs to be demolished.

8. The Applicant proposes to construct a new two-story recreation center on the Subject Property. The new building would be in the same general location on the site as the existing building, but the length of the new building would extend into the interior of the site. The side of new building would be set back 23'-4" from the Goettman Street property line and the rear of the new building would be set back 11'-4" from the interior side property line shared with the R1D-H District property.

9. The Applicant explained that the new community center building would contain meeting spaces, a basketball court, bathrooms, a kitchen and a concession stand.

10. The playground, basketball court, ballpark and splash pad would be upgraded but would generally remain in their current locations.

11. Consistent with the current site configuration, a 6' high chain link fence would surround the site.

12. The Applicant asserted that the existing locations of these various amenities constitute a unique condition that precludes strict compliance with the Code's setback standards, and that the front setbacks proposed for the new community center building and parking area would be the minimum that would afford relief.

13. The Applicant also proposes to construct a six-car parking area along the Goettman Street frontage of the parcel, with a 20' setback from the Goettman Street property line. Access to the parking area would be from two curb cuts on Goettman Street and street trees and landscaping would be planted between the two curb cuts.

14. The Applicant proposes to place a trash enclosure at the rear of the building, on the interior side, with a 13'-4" setback from the property line shared with the parcel at 1300 Traux Way, in the R1D-H District. The grade change, retaining wall and fence would separate the location of the trash enclosure from the residential property.

15. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. Pursuant to Section 911.02 the community center (general) use is permitted as a special exception in P Districts.

2. The Code defines “community center” as a “facility used for social or recreational programs generally open to the public and intended to accommodate and serve significant segments of the community.” A community center (general) is one that primarily serves the community in which it exists, with a gross floor area of more than 5,000 sf.

3. For a community center (general) use, the standards set forth in Section 911.04.A.14 require that potential traffic and parking impacts be addressed; that all activities in the center are to be noncommercial and nonprofit; and that, based on its intended use, hours of operation, number of people using the facility, and its location, the use will not result in any detrimental impacts.

4. The site development standards for P Districts, in Section 905.01.C, include a 30’ front setback requirement. The Residential Compatibility Standards in Section 916.04.B require a 30’ setback between a dumpster and residential properties and Section 916.09 allows waiver of that requirement as a special exception.

5. The Applicant demonstrated that the proposed community center would comply with the community center (general) use standards and would not have any unanticipated impacts on the surrounding neighborhood.

6. The Applicant also presented credible evidence that the proposed location of the new community center building would increase the front setback from 0’ to 23’-4”, would accommodate the sites of the other park amenities and would be the minimum that would afford relief.

7. The grade of the site, the retaining wall and fence will separate the location proposed for the trash enclosure from the nearby residential properties and, because the area will be enclosed, the location will not have any significant impacts on the residential properties.

8. Consistent with the evidence and testimony presented, and the applicable legal standards governing variances and special exceptions, the Board concludes that approval of the request is appropriate.

Decision: The Applicant’s request for special exceptions pursuant to Sections 911.02/911.04.A.14 and 916.04/916.09 and variances from Section 905.01.c to allow for the construction of a community center and six-car parking area on the Subject Property is hereby APPROVED.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members’ review and approval.