



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-06720

Project Description: New Student living space

Case Review Date: July 2025

2. SITE INFORMATION

Development Address: 630 N AIKEN AVE

Parcel (s): 83-A-46, 83-A-47, 83-A-48.

Zoning Designation: R2-M; H

Neighborhood: East Liberty

Registered Community Organization: Village Collaborative of East Liberty

Date of Development Activities Meeting: 09/02/2025

B. ZBA REQUESTS

Type of Request: Variance Code Section: 911.02

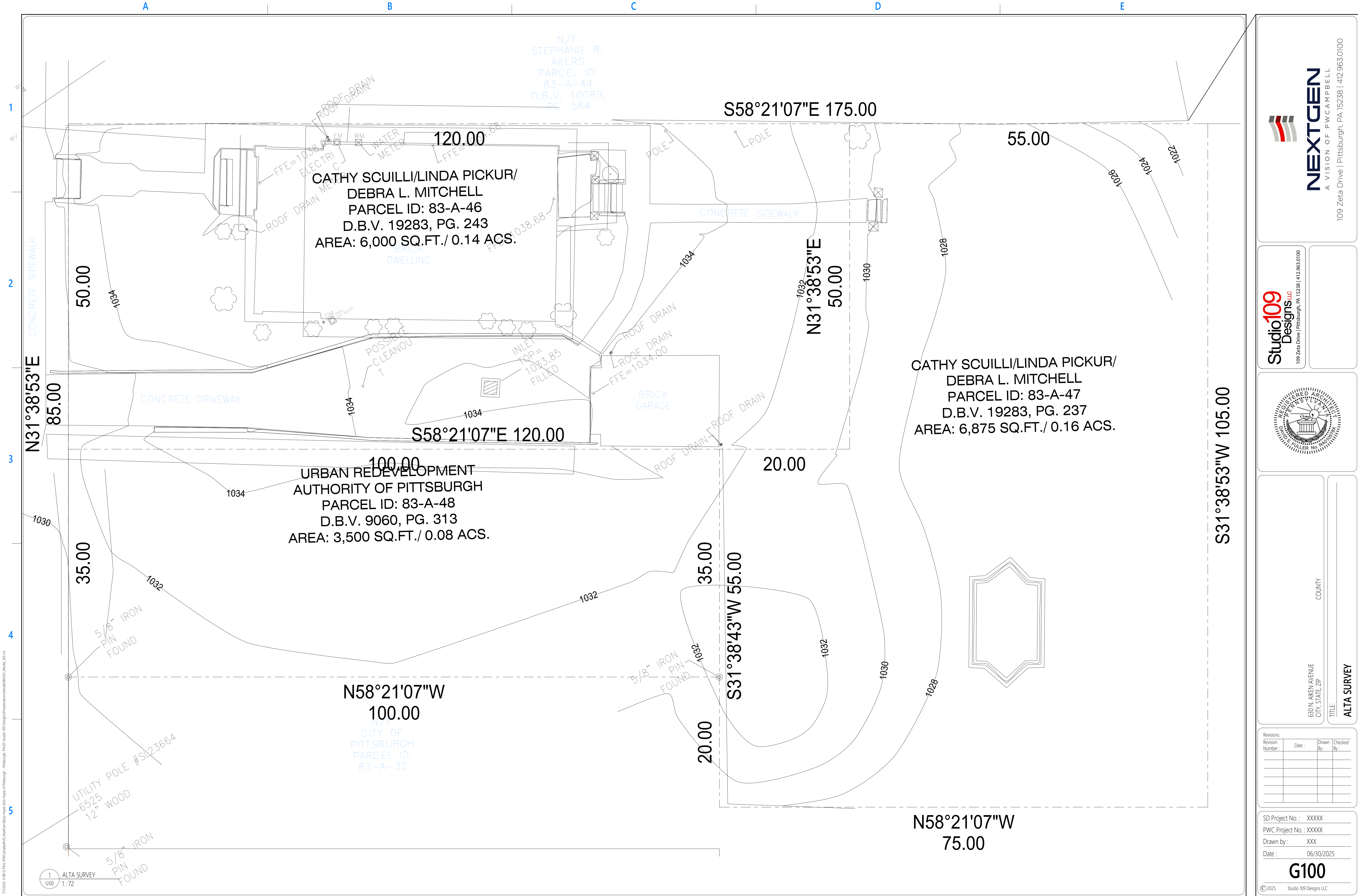
Description: Unlisted use closely tied to the use of Dormitory

Type of Request: Variance Code Section: 905.02.C

Description: Area of disturbance in a Hill-side parcel (i.e., more than 3747 Sq. Ft in 83-A-47)

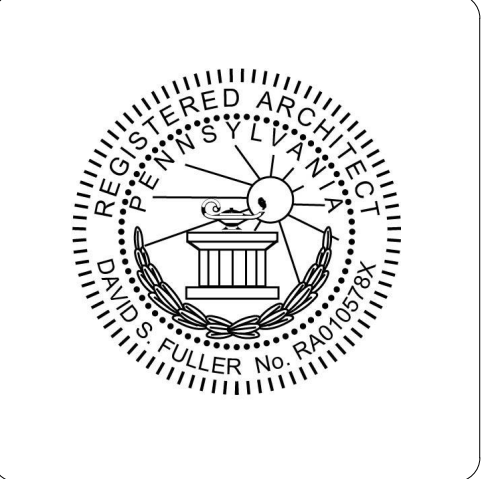
Type of Request: Variance Code Section: 914.02

Description: Six off-street parking spaces are required for 22 group residents; 4 provided.



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630 N. Aiken Avenue
City, State, Zip

COUNTY

TITLE: **ALTA SURVEY**

Revisions:			
Revision Number	Date	Drawn By	Checked By

SD Project No.: XXXXX
PWC Project No.: XXXXX
Drawn by: XXX
Date: 06/30/2025

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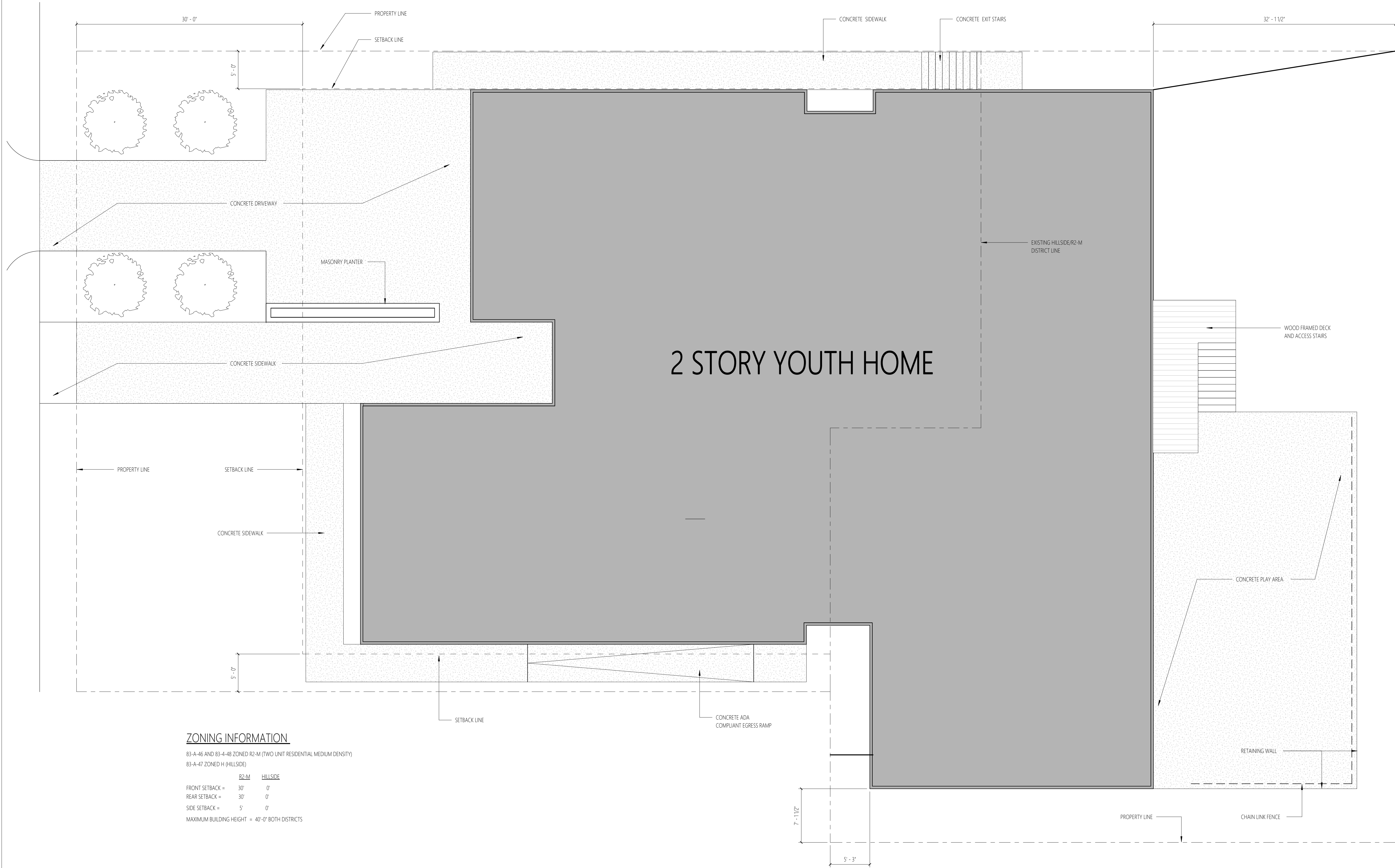
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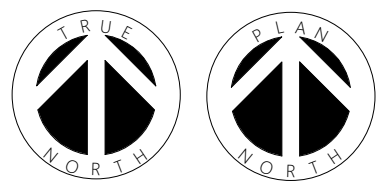
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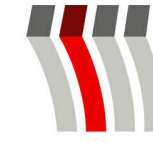
ZONING INFORMATION

83-A-46 AND 83-4-48 ZONED R2-M (TWO UNIT RESIDENTIAL MEDIUM DENSITY)
83-A-47 ZONED H (HILLSIDE)

	R2-M	HILLSIDE
FRONT SETBACK =	30' 0"	0'
REAR SETBACK =	30' 0"	0'
SIDE SETBACK =	5' 0"	0'
MAXIMUM BUILDING HEIGHT =	40'-0" BOTH DISTRICTS	



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CONCEPT SITE PLAN
1:72

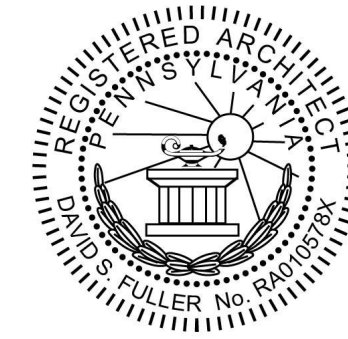


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COUNTY

630 N. Aiken Avenue
CITY, STATE, ZIP

TITLE:
CONCEPT SITE PLAN

Revisions:			
Revision Number	Date	Drawn By	Checked By

SD Project No.: XXXXX
PWC Project No.: XXXXX
Drawn by: JP
Date: 06/30/2025

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