

Administrative Authorization Decision

Application #: 2016-028 **CBL** 023 E006001

Name: Youngs Furniture Warehouse

Address: 11 DIAMOND ST

Description: Youngs furniture warehouse.

<u>Criteria for an Administrative Authorization:</u> <u>(See Section 14-523 (4) on page 2 of this application)</u>	<u>Applicant's Assessment</u> <u>Yes, No, N/A</u>	<u>Planning Division</u> <u>Use Only</u>
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a) Is the proposal within existing structures? <input type="checkbox"/>	Yes	No- new handicapped ramp
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No- seeking to create a buffer between parking and Fox Street sidewalk
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes- sidewalk on Fox
g) Is there any additional parking?	No	Yes, former loading docks for truck parking are converted to vehicle parking.
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	N/A	Seeking a landscaped buffer between parking and sidewalk
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for the Youngs Furniture Warehouse was approved by Barbara Barhydt, Development Review Services Manager on February 24, 2016 with the following condition of approval listed below:

- 1) Subject to the applicant submitting a revised site plan that provides a landscaped buffer between the parking and the Fox Street sidewalk that shall be reviewed and approved by the Planning Authority prior to the issuance of a Certificate of Occupancy.

Barbara Barhydt
Development Review Services Manager
Approval Date: February 24, 2016