



Legislation Details (With Text)

**File #:** 23-0892      **Version:** 1      **Name:** ZBA23-0012; 1601 South State Street  
**Type:** Public Hearing Only      **Status:** Introduced from Staff  
**File created:** 5/15/2023      **In control:** Zoning Board of Appeals  
**On agenda:** 5/24/2023      **Final action:** 5/24/2023  
**Enactment date:**      **Enactment #:**

**Title:** ZBA23-0012; 1601 South State Street  
 Brandon Chaney with Nederveld, representing property owner, is requesting a variance from Section 5.37.2 Definitions to exclude the parking structure (26,278 square feet) from the Floor Area Ratio (FAR) calculation. The project includes 216 dwelling units, commercial space, covered parking spaces, a public plaza at grade along Stimson Street to achieve floor area premiums, and a green roof accessible to the public. The site contains 1.66 acres, and the existing 10 parcels are to be demolished. The properties are currently zoned R4C, Multiple-Family Residential Dwelling District.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report ZBA23-0012; 1601 S State.pdf, 2. Staff Report South Town.pdf, 3. ZBA23-0012; 1601 S State Street Boundary Survey.pdf, 4. ZBA23-0012; 1601 S State Street Site Plans.pdf, 5. Site Plan South Town.pdf, 6. The State-Henry-White-Stimson Block Zoning Map.pdf, 7. The State-Henry-White-Stimson Block Aerial Map.pdf, 8. The State-Henry-White-Stimson Block Aerial Map Zoom.pdf

Date	Ver.	Action By	Action	Result
5/24/2023	1	Zoning Board of Appeals	Passed	Pass

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