

1 [Zoning Appeal]

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3 **Motion approving decision of the Planning Director by Motion No. 16468, approving**
4 **Conditional Use Application No. 2001.1126C, on property located at 965-985 Geneva**
5 **Avenue and 852 Paris Street (aka Apollo Theater), and adopting findings pursuant to**
6 **Emergency Ordinance No. 186-02.**

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8 MOVED, That the decision of the Planning Director by Motion No. 16468 dated
9 October 10, 2002, received by the Clerk's Office on October 23, 2002, approving
10 conditional use application No. 2001.1126C, subject to modifications, to merge 6 lots into
11 one lot with a total area greater than 9,999 square feet pursuant to Planning Code Section
12 712.11; to allow the construction of 8 dwelling units without the required off-street parking
13 pursuant to Section 161(j); to allow a large retail store (Walgreens Pharmacy) to occupy
14 commercial space (10,000 gross square feet) on the ground floor and on a new
15 mezzanine in excess of 5,999 square feet pursuant to Section 712.21 under Planning
16 Department's modifications to proposed project; and adopting findings relating to the
17 disapproval of a conditional use application to allow a large retail store (Walgreens
18 Pharmacy) to occupy commercial space (12,800 gross square feet) on the ground floor
19 and on a new mezzanine in excess of 5,999 square feet pursuant to Section 712.21 under
20 the proposal submitted to the Department by the project sponsor. The project site is
21 located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-
22 Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X
23 Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X
24 Height and Bulk District on property located at:
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1 965-985 Geneva Avenue and 852 Paris Street (aka Apollo Theater),
2 north side of Geneva Avenue, between Paris and London Streets;
3 Lots 5-10 on Assessor's Block 6409,
4 be and the same is approved.

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