DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
August 29, 2018


Staff Present: J. Velan, J. Nelson

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:33pm.

Approval of Minutes

August 15, 2018, and August 29, 2018, DAPR committee meeting minutes.

Mr. Gerdes made a motion to approve both sets of minutes, seconded by Ms. Biggs.

The Committee voted, 7-0, with two abstentions, to approve the minutes of August 15, 2018, and August 29, 2018.

Old Business

1. 2415 Wade Street Recommendation to ZBA
Phillip Kupritz, applicant, applies for major zoning relief to construct a 1-car attached garage, a rear addition and deck to an existing single-family residence in the R2 Single-Family Residential District. The applicant requests building lot coverage of 50% where 40% is permitted, to reduce the minimum required front yard setback from 25.9’ to 19.8’, to reduce the required west interior side yard setback from 5’ to 0’ and to reduce the required east interior side yard setback from 5’ to 2.9’, to reduce the required off-street parking from 2 spaces to 1 space for a single-family residence.

APPLICATION PRESENTED BY: Matt Kupritz, applicant, architect
Nicole Pinkard, property owner

DISCUSSION:

- M. Kupritz discussed an alternative plan that removes the side porch. He stated this plan eliminates the central entry location desired by the owner, requires removing a desirable window at the first floor and takes away from living space since a bedroom would need to be relocated.
- M. Kupritz stated the proposed plan has the main living areas at the back of the home with two bedrooms at the front away from the living area. He stated the 1st floor
bedrooms are for one live-in parent and a guest room for a parent who visits. He stated the bedrooms need to be ADA accessible.

- M. Kupritz discussed a second alternative which provided an open parking pad in the west side yard instead of the attached garage. He stated this option has the entry on the west side, keeps the side porch and allows two bedrooms at the front of the home.
- N. Pinkard stated the goal is for two bedrooms on the 1st floor. She stated the parking pad works but a garage is preferred.
- M. Kupritz stated the open parking pad includes a wall to screen the parking and trash container.
- N. Pinkard stated they are working with the Park Dept. to provide a library or equipment storage at the back of the garage.
- S. Mangum asked if one of the bedrooms could be relocated away from the front.
- M. Kupritz stated the existing stairs is an obstacle, creates long narrow spaces. He stated a bedroom could be moved but it is not an ideal plan.
- S. Mangum questioned the setback at the proposed kitchen.
- M. Kupritz stated the existing garage foundation will be used, noting a variation had been granted for that setback. He stated the setback could be increased but they are trying to salvage the existing foundation.
- Discussion that locating both bedrooms next to the bathroom would help with resale.
- M. Kupritz stated that would not be practical since it would create long, narrow living space.
- S. Mangum noted the open parking pad would trigger additional variations, asked if that would reduce building lot coverage.
- M. Griffith stated even though it would still count towards building lot coverage, it may reduce it.
- M. Griffith noted the application requested building lot coverage of 50% but his review noted the plan is less than that, noting the applicant’s number includes a rear porch which is not part of the plan.
- N. Pinkard stated she is not willing to remove the side porch.
- J. Leonard stated this is a challenging case given the ADA needs. She stated she sees the benefit to the garage, stated having both bedrooms near the bathroom is a better design.
- S. Mangum asked if a chair lift would be feasible to access the 2nd floor.
- N. Pinkard stated it would be difficult to transition between a wheelchair and the lift.

L. Biggs made a motion to recommend approval to ZBA, seconded by J. Leonard.

The Committee voted, 5-4, to recommend approval to the ZBA.

New Business

1. 1427 Chicago Avenue

Jim Moore, applicant, First Presbyterian Church, submits for a sign variation for (1) 4’-0” high by 5’-6” wide internally illuminated commercial variable message sign (CVSM) to replace a
manually changed outdoor reader board where CVSM signs displaying messages other than time and temperature are prohibited by sign regulations, in the R5 General Residential District.

APPLICATION PRESENTED BY: Jim Moore, applicant

DISCUSSION:
- J. Moore stated the sign has already been installed, apologized for not first obtaining a permit, stated there was confusion on their end. He stated the sign replaced an illuminated sign.
- G. Gerdes stated the applicant was informed the type of sign was not permitted, stated staff is recommending denial. He stated the Preservation Commission recommended approval. He stated this is the same type of sign and variation requested by Citgo that was denied. He stated Citgo is appealing that decision to the City Council. He stated there is not aldermanic support for these types of signs.
- J. Leonard stated the concern is that these types of signs can cause confusion with traffic lights.

L. Biggs made a motion to deny the sign variation, seconded by G. Gerdes.

The Committee voted, 9-0, to deny the sign variation.

2. 523-525 Howard Street Preliminary and Final Review
Van Pham, applicant, submits for building permit to install awnings and to renovate the existing open parking lot, Vision 20/20, in the B3 Business District.

APPLICATION PRESENTED BY: Van Pham, applicant

DISCUSSION:
- V. Pham stated they are installing new awnings that replace ones installed in 2011 that were worn. He stated the parking lot will be resurfaced.
- G. Gerdes stated signage requires a separate permit.
- S. Mangum stated there is a lot of unused pavement in the parking lot.
- J. Leonard asked if the ADA space could be located closer to the building.
- S. Mangum stated since there is not enough space for double row of parking, there is space to add landscaping.
- J. Leonard stated landscaping and a separated walk from the public sidewalk to the building entrance would be desirable.
- S. Mangum noted the awning can be approved, the applicant can return at a later date with parking lot landscaping details.

G. Gerdes made a motion to grant preliminary and final approval for the awnings, seconded by L. Biggs.

The Committee voted, 9-0, to grant preliminary and final approval for the awnings.
Parking lot plan is held in Committee in order to allow the applicant to provide landscape details.

3. 2626 Reese Avenue

Bill James, property owner, submits for major zoning relief to construct a single family residence with a one-car detached garage and one open parking space, with 42.5% building lot coverage where 30% is allowed, a 3' south interior side yard setback for the principal structure where 5' is required, a 3.5' street side yard (Reese) setback for the principal structure where 15' is required, and a 10' street side yard setback for a detached garage, 1' street side yard setback for open parking, and an 8.5' street side yard setback for a deck where 15' is required for accessory structures, in the R1 Single Family Residential District.

APPLICATION PRESENTED BY: Bill James, property owner

DISCUSSION:
- B. James stated this plan incorporates comments from the ZBA, smaller house, 1-car garage.
- D. Cueva noted the 1st, 2nd and basement labels need to be corrected on the plans.
- B. James stated the basement is 90% below grade. He stated the gambrel roof pulls the mass away from the property.
- G. Gerdes asked about building height and if building lot coverage increased.
- B. James stated the proposed roof minimizes the building bulk, and confirmed building lot coverage increased.
- S. Mangum stated the open parking pad counts toward building lot coverage per the zoning code.
- G. Gerdes cautioned that a soil study should be done to verify if a basement is feasible related to the water table.
- G. Gerdes asked about shoring between the existing residence and proposed construction.
- B. James stated steel will be used, that required shoring will be done.
- I. Eckersberg stated shoring will also be required along the street right-of-way due to the proximity.
- G. Gerdes stated it is preferred to locate the window well to the rear.
- B. James stated the proposed rear deck may conflict.
- D. Cueva asked where downspouts will be directed.
- B. James stated he will work with the City, but could consider directing downspouts to the area under the deck and establish a splash pad.
- S. Mangum asked if he had spoken with neighbors.
- B. James stated no.
- S. Mangum stated variations are needed to build on this property due to the lot size, plan is responsive to many concerns expressed at previous ZBA meeting.

S. Mangum made a motion to recommend approval to the ZBA, seconded by L. Biggs.
The Committee voted, 8-1, to recommend approval to the ZBA.

**Adjournment**

L. Biggs made a motion to adjourn, seconded by S. Mangum. The Committee voted, 9-0, to adjourn. Meeting adjourned at 3.47pm.

The next DAPR meeting is scheduled for Wednesday, September 5, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith