DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 5, 2019


Staff Present: M. Rivera, P. Zalmezak

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:31 pm.

Approval of Minutes

May 29, 2019, DAPR meeting minutes.

M. Tristan made a motion to approve the May 29, 2019, meeting minutes, seconded by S. Mangum.

The Committee voted, 9-0, to approve the May 29, 2019, meeting minutes.

New Business

1. 716 Church Street
Amy Hoffmen, applicant, submits for a sidewalk cafe for Colectivo Coffee, in the D3 Downtown Core District.

APPLICATION PRESENTED BY: Amy Hoffmen, applicant

DISCUSSION:
- S. Nager needs 6’ clearance for pedestrians, tables along building should be moved west so tables are all in the same area. Bike racks will be installed after fencing is installed.
- P. Zalmezak asked about sidewalk slope.
- S. Nager stated ADA standards call for less than 2% slope and because the area further from the building face has a greater slope it can’t be used in calculating the required 6’ clearance.
- S. Mangum asked where the bike racks be located.
- S. Nager stated the bike rack location needs to be determined.
- J. Leonard asked how waste will be handled.
- A Hoffmen stated it is not shown on the plan, a trash receptacle will be at the southwest corner of the cafe.
S. Mangum noted the plan does not call for fencing along the east side of the cafe.
There is to be no signage.

S. Mangum made a motion to approve the sidewalk cafe, subject to removing tables next to the building with their location to be determined in the field, seconded by J. Hyink.

The Committee voted, 9-0, to approve the sidewalk cafe subject to the condition noted above.

2. 2209 Howard Street  Sign Variation
Kimley Horn, applicant, submits for sign variation to install an illuminated wall sign at a height of 27'-6" where 15'-6" is allowed by sign regulation, Target, in the C1 Commercial District.

APPLICATION PRESENTED BY: Michaela Walker, applicant

DISCUSSION:
- S. Mangum asked the difference between the existing and proposed sign.
- M. Walker stated the new sign is slightly smaller, re-facing pylon signs.

S. Mangum made a motion to approve the sign variation, seconded by M. Tristan.

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

3. 1136B Sherman Avenue  Recommendation to ZBA
Matt Rodgers, zoning consultant, submits for major zoning relief to construct 1st and 2nd floor additions to a single-family residence by increasing the habitable area of a legally nonconforming residential use and structure (due to two detached single-family residences on one property) with a 0’ north interior side yard setback where 5’ is required and a 3’ rear yard setback where 30’ is required in the R3 Two-Family Residential District.

APPLICATION PRESENTED BY: Matt Ridgers, zoning consultant

DISCUSSION:
- Create atrium room off of master bedroom by enclosing a rooftop deck.
- Extend the rear of the house back 8’ to make the garage long enough with a mudroom added in, the existing garage is barely deep enough, and be in line with other garages along the alley.
- Mudroom is necessary because there is no storage within the building, and there is no room for storage in the garage since it is minimally sized.
- Load bearing steel wall at interior wall of garage that makes it impossible to move the garage away from that side property line at all and reconfigure the first floor. All structural and mechanical would have to be redone.
● House built around 1928 as a traditional garage and coal storage and 2 apartments above. In 2005, the house was renovated and later a 2-unit condominium was created with the house in front.
● Also propose an egress window at the 0 lot line for the master bedroom, will need to be reviewed for building code compliance.
● Drainage from the addition will go to the alley that is paved, acceptable to I. Eckersberg.

M. Klotz made a motion to recommend approval to ZBA, seconded by D. Cueva.

The Committee voted, 9-0, to recommend approval to ZBA.

4. 2024 Ewing Avenue

Kevin Davitt and Jacquelyn McGuire, property owners, submit for major zoning relief to construct a 2nd story addition that aligns with the 1st floor with a 5’ street side yard setback where 15’ is required, and a 4.1’ street side yard setback for roof eaves (yard obstruction) where 13.5’ is required in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY:

DISCUSSION:
● 2nd floor addition that aligns with the existing first floor
● Unique lot shape with no option to build an addition in a compliant location.
● Addition area will have drainage into the open space on the property, not to the north per Ingrid.
● Some bedroom windows will be removed, will need to be reviewed for building code compliance.

M. Klotz made a motion to recommend approval to ZBA, seconded by J. Hyink.

The Committee voted, 9-0, to recommend approval to ZBA.

Adjournment

D. Cueva made a motion to adjourn, seconded by J. Hyink. The Committee voted, 9-0, to adjourn. The Committee adjourned at 3:45 pm.

The next DAPR meeting is scheduled for Wednesday, June 12, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith