DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
August 7, 2019


Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:32 pm.

Approval of Minutes

July 31, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the July 31, 2019, DAPR Committee meeting minutes, seconded by J. Hyink.

The Committee voted 9-0 to approve the minutes.

New Business
1. 2412 Wade Street

Nathan Kipnis, applicant, submits for Major Zoning Relief to construct a single-family residence and a 2-car detached garage in the R2 Single-Family Residential District. The applicant requests a front yard setback of 27.5’ from the north, Wade Street, property line where the minimum required setback is 50’ (the block average), and a 15’ street side yard setback from the east, Leland Avenue, property line for the detached garage where 31.4’ is required (detached accessory structures are not permitted to be located closer to the street side property line than the principal structure).

APPLICATION PRESENTED BY: Nathan Kipnis, applicant

DISCUSSION:

- The applicant explained the requested variation for the front yard setback is due to the home adjacent to the park, to the west, located at the rear of the lot causing the block average to require a 50’ front yard setback. He stated the requested variation aligns the proposed home with the adjacent home to the west.
- The applicant stated the zoning code is not clear as to the required setback for the detached garage, pushing the garage to the west reduces the rear yard.
• S. Mangum stated the new home and garage can be aligned along the street side which
  is the intent of the zoning code.
• The applicant stated shifting the home to the east splits the yard into two.
• S. Mangum asked about extending the public sidewalk.
• L. Biggs stated the public sidewalk should be extended along Leland Avenue and Wade
  Street. This would be at the property owner’s expense.
• J. Leonard asked if a sidewalk would conflict with the storm drain at the southwest
  corner of Wade and Leland.
• L. Biggs stated any conflict can be worked through.
• The applicant stated the sidewalk will be an additional expense for the homeowner, a
  concern, questioned the need for a sidewalk along Wade.
• The City’s 50/50 sidewalk replacement program and payment options were discussed.
• A sidewalk along Wade and a crosswalk at the south side of the intersection of Wade
  and Leland were discussed.

S. Mangum made a motion to recommend approval of the requested variation to reduce
the required front yard setback and to recommend denial of the requested variation to
reduce the required street side yard setback related to the detached garage.

There was not a second.

• The Committee found the requested variation to reduce the required front yard setback
  reasonable.
• The Committee discussed the requested variation to reduce the required street side yard
  setback, noting the required setback can be met, noted options for complying with the
  required setback, noting a solid fence is proposed to enclose the street side and rear
  yards to provide privacy.
• The Committee requested additional information from the applicant to demonstrate the
  need for the street side yard setback variation.
• I. Eckersberg stated the downspouts should be directed to the east side of the home
  and/or distributed around the home.
• I. Eckersberg stated ground water table information will be required.
• L. Biggs stated it is not permitted to discharge the sump pump into the storm sewer.

S. Mangum made a motion to recommend approval of the requested variation to reduce
the required front yard setback, seconded by M. Jones.

The Committee voted, 9-0, to recommend approval of the requested variation to reduce
the required front yard setback.

L. Biggs made a motion to hold item in Committee in order to allow the applicant to
consider a revised garage location or provide additional information demonstrating the
need for the setback variation to the garage, seconded by J. Leonard.
The Committee voted, 9-0, to hold item in Committee.

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**Adjournment**

L. Biggs made a motion to adjourn, seconded by J. Leonard. The Committee voted, 9-0, to adjourn. The Committee adjourned at 3:15 pm.

The next DAPR meeting is scheduled for Wednesday, August 14, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,

Michael Griffith