DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, November 13, 2019
2:30 p.m.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. MINUTES: November 6, 2019, meeting minutes
   Action: Approved, 9-0.

III. NEW BUSINESS

1. 716 Church Street
   Sidewalk Cafe
   Amy Hoffman, applicant, submits for a year round sidewalk cafe, Colectivo Coffee, in the D3 Downtown Core Development District.
   Action: Approved, 9-0.

2. 1723 Simpson Street
   Preliminary and Final Review
   Nathan Kipnis, applicant, submits for building permit for exterior alteration to an existing 1-story commercial building, Meals on Wheels, in the B1 Business District.
   Action: Approved, 9-0.

3. 1224 Oak Avenue
   Recommendation to ZBA
   Donna Lee Floeter, architect, applies for major zoning relief to construct an attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests a 3’ rear yard setback where 30’ is required (Zoning Code Section 6-8-4-7), a 3.2’ north interior side yard setback where 5’ is required (Zoning Code Section 6-8-4-7 (A) 3.), a 1’ south interior side yard setback for an accessory structure (deck) where 5’ is required (Zoning Code Sections 6-8-4-7 (C) 3. and 6-4-6-3), and building lot coverage of 51% where 45% is required (Zoning Code Section 6-8-4-6). The Zoning Board of Appeals is the determining body for this case.
   Action: Held in Committee in order for the applicant to make revisions to their plan.

4. 1713 Central Street
   Recommendation to ZBA
   John Mauck, attorney, submits for a special use for a Religious Institution, in the B1a Business District (Zoning Code Section 6-9-5-2) and oCSC Central Street Corridor Overlay District (Zoning Code Section 6-15-14-7). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

DAPR Agenda, November 13, 2019...page 1
**Action:** Recommended approval, 9-0.

5. **2510 Green Bay Road**  
Jaison Victor, applicant, submits for a special use for, Indoor Commercial Recreation, Born2Win, in the B1a Business District (Zoning Code Section 6-9-5-2) and oCSC Central Street Corridor Overlay District (Zoning Code Section 6-15-13-7.5). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

6. **1031 Sherman Avenue**  
Katherine G. Bills, attorney, applies for major zoning relief to expand a legally non-conforming use to construct an accessory parking lot and outdoor storage area in the MUE Transitional Manufacturing Employment District, and R3 Two-Family Residential District where the expansion of a legally nonconforming use is not permitted (Zoning Code Section 6-6-3-5). The applicant requests to expand the legally non-conforming use for an office and trade contractor where said uses are not eligible permitted or special uses in the R3 Two-Family Residential District (Zoning Code Section 6-8-4). The applicant further requests to locate open off-street parking 166 feet from the rear yard’s east lot line where within 30’ is required (Zoning Code Section 6-4-6-3 (B) Table 4-A 18.), construction of an outdoor storage area abutting a residential use and District where abutting non-residential uses and Districts is required, and an outdoor storage area which exceeds 25% of the total area of the zoning lot where less than 25% is required (Zoning Code Section 6-13-1-8). The Zoning Board of Appeals is the determining body for this case.  
**Action:** Held in Committee to allow the applicant to consider revisions to their plan.

IV. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, November 20, 2019**, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.