AGENDA - Revised

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

II. MINUTES: November 13, 2019, meeting minutes
   Action: Approved, 10-0.

III. OLD BUSINESS

   1. 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: Recommended approval, 6-3, with 1 abstention, subject to the following
conditions: 1. A stormwater management plan to be implemented in substantial
compliance with the documentation and testimony on record from the November 20
DAPR Committee meeting, attached, and 2. Enlargement and/or lowering of the
basement level of the structure shall not be permitted.

IV. NEW BUSINESS

   1. 1327 Chicago Avenue and 528 Greenwood Street  Recommendation to ZBA
      Richard A. Shapiro, property owner, submits for a Special Use for an Office use,
Richard Shapiro Attorney At Law, in the R5 General Residential District.
      Action: Recommended approval, 8-2, subject to the following conditions: 1. Hours of
operation shall be limited to M-F, 7:00 a.m. to 6:00 p.m., 2. Deliveries shall be limited
to M-F 7:00 a.m. to 6:00 p.m., and 3. The number of employees present on-site shall
be limited to 45.
2. **601 Davis Street**

Davis Street Development Company 2015, LLC, submits for a Special Use for a Planned Development to construct an 18-story Class A office building with 40 parking spaces and 4,170 square feet of ground floor retail space and a Special Use for a Chase Bank drive through facility. Site development allowances are being requested for: 1) FAR of 13.0 where 4.5 is allowed, 2) Proposed building height of 220 feet where 85 feet (excluding parking) is allowed, 3) 40 parking spaces where 420 are required, 4) A 15-foot Ziggurat setback is proposed above 29 feet along Davis where a 40-foot Ziggurat setback is required above 42-foot height, 5) A 0-foot Ziggurat setback is requested along the east interior lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height and 6) A 0-foot Ziggurat setback is requested along the west interior side lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height.

**Action:** Held in Committee pending revisions by the applicant.

V. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, December 4, 2019**, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.