



## Near East Area Commission

### March 2023 Zoning Committee Meeting Minutes

*Please note, the agenda is subject to change.*

Saturday March 4, 2023

9:00 am - BZA23-007, 1725 Bryden Rd.

Small addition to the back of single-family home. Reduce required rear yard requirement from 25% of the lot to 22.3% due to a new addition.

6, 0, 1. Passed planning, moves to zoning. Owner currently engaging HRC.

15 x 18 one story addition, match existing addition siding and window, accommodate parent on first floor.

9:20 am - BZA22-158, 1025 Oak St. Parking lot in a vacant yard.

Applicant proposes adding 8 parking spots to the rear/side yard of a small existing apartment building at Oak and 21st.

6, 0, 1. The owner must remove the sidewalk and repave the lot to street level per city code across current sidewalk. Passed planning, moves to zoning.

Started project before coming to commission, removing curb and sidewalk to create apron as recommended.

9:45 am - BZA23-012, 451 Linwood Ave:

Variance to reduce the rear yard down to 16% to acknowledge existing condition

6, 0, 1. Bring a site plan that shows better birds eye view of the property, showing lot lines and surrounding properties. Passed planning. Moves to zoning.

Stair not part of the original project before purchased.



10:00 am - CV22-160 and Z22-100, 1264 E Main St

The proposal is for the construction of 7 (previously 8) townhome units with 7 interior parking spots on a vacant lot. 1 studio, 1 and 2 bedroom, loft apartments 1 & 2 bed with rooftop private decks, grade level parking, 1 space per unit, C4 to AR-O, using R4 standards.

Comments from Committee at last meeting:

- Design needs to be tweaked to be more historic and fitting with Main Street architecture, reestablishes urban corridor.
- Clear vision triangle needs to be tweaked to be safer for traffic
- Plan for trash/dumpster needs to be more clearly defined. Trash cans walked out of garage to Linwood side for collection.

1, 4, 1, does not pass planning, developer did not incorporate the architectural design

changes to better fit into street that was requested by the planning team in the previous

planning meeting. In this meeting, community members also voiced their opposition to the 11-foot blank wall all along Main Street and encouraged the developer to alter the design. Moves to zoning. "wall" broken up with garage grill work, stairs, 2 foot landscape wall to break up 11-foot wall.