



Legislation Details (With Text)

File #: ABZA 20-7 **Version:** 1

Type: Appeal-BZA **Status:** Archived
In control: City Council
Final action: 12/16/2020

Title: Public hearing to consider the appeal of William Garman Hargens and Mary Staples Thompson to a decision of the Board of Zoning Appeals (BZA) approving six variances (for primary entrance location, number of off-street parking spaces provided, lot coverage, lot size, lot width, and rear yard setback) for a second triplex to be constructed on a lot that has an existing triplex at 542 Portland Avenue. (Public hearing closed on November 18)

Sponsors: Dai Thao

Indexes:

Code sections: Sec. 60.207. - F., Sec. 60.217. - P., Sec. 63.110. - General design standards., Sec. 63.207. - Parking requirements by use., Sec. 63.210. - Bicycle parking bonus., Sec. 66.231. - Density and dimensional standards table., Sec. 66.232. - Maximum lot coverage., Sec. 66.241. - Number of main (principal) buildings.

Attachments: 1. Appeal Application for 542 Portland Ave, 2. Variance Application for 542 Portland Ave, 3. Supporting Information for 542 Portland Ave, 4. BZA Staff Report for 542 Portland Ave, 5. 10052020 BZA Hearing Presentation, 6. BZA Resolution for 542 Portland Ave, 7. October 05, 2020- BZA General and Hearing Minutes, 8. Dist. Council Letter of Support for 542 Portland Ave, 9. Letters of Support for 542 Portland Ave, 10. Letters of Opposition for 542 Portland Ave, 11. Area Map for 542 Portland Ave, 12. Hearing Notice for 542 Portland Ave, 13. 15.99 Extension Letter for 542 Portland Ave, 14. ABZA 20-7 - Ramsey Hill Board of Directors email 10-27-20, 15. ABZA 20-7 - Carlsen & Frank Architects letter 10-26-20, 16. Roth Email, 17. Marcucci and Schroder Letter, 18. Cornejo Letter, 19. ABZA 20-7 - Tom Darling email 11-3-20, 20. ABZA 20-7 - SARPA letter 11-3-20, 21. ABZA 20-7 - Emilia Mettenbrink and Simon Jette Nantel letter 11-1-20, 22. ABZA 20-7 - Tim and Cathy Maes email 11-3-20, 23. ABZA 20-7 - SARPA Position Statement to BZA, 24. ABZA 20-7 - John Sularz and Dan Chouinard letter, 25. ABZA 20-7 - Missy Staples Thompson and Gar Hargens email 11-17-20, 26. ABZA 20-7 - Eric Galatz email 11-17-20, 27. Strole Letter

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------|-----------|--------|
| 12/16/2020 | 1 | City Council | Denied | Pass |
| 12/2/2020 | 1 | City Council | Laid Over | Pass |
| 11/18/2020 | 1 | City Council | Laid Over | Pass |

Public hearing to consider the appeal of William Garman Hargens and Mary Staples Thompson to a decision of the Board of Zoning Appeals (BZA) approving six variances (for primary entrance location, number of off-street parking spaces provided, lot coverage, lot size, lot width, and rear yard setback) for a second triplex to be constructed on a lot that has an existing triplex at 542 Portland Avenue. (Public hearing closed on November 18)

See attached BZA Resolution

William Garman Hargens and Mary Staples Thompson are appealing a decision by the BZA approving six variances for primary entrance location, number of off-street parking spaces provided, lot coverage, lot size, lot width, and rear yard setback in order to construct a second triplex on a lot that has an existing triplex. The following variances are required:

- 1.) A primary entrance of principal structures shall be located within the front third of the structure. The applicant is proposing the main entrance to be in the rear of the building, for a variance of this requirement.
- 2.) 10 off-street parking spaces are required, 8 spaces are proposed including one bicycle rack, for a variance of 2 parking spaces.
- 3.) In residential districts, principal buildings shall not cover more than 35% of any zoning lot, 38.39% is proposed, for a lot coverage variance of 3.39%.
- 4.) This property is located in the RT2 zoning district and requires 2,500 square feet of lot size per unit. A lot size of 15,000 square feet is required for 6 units, 12,493 square feet is available, for a lot size variance of 2,507 square feet.
- 5.) A minimum lot width of 20' per unit is required in this zoning district. The existing lot width is nonconforming at 46.08' wide, the new triplex requires an additional 60' of lot width, for a variance of 60' of lot width.
- 6.) A minimum rear yard setback of 25' is required, 15' is proposed, for a variance of 10'.

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? October 29, 2020

Has an extension been granted? Yes

If so, to what date? December 31, 2020

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