

The Hearing Officer meeting was held on Wednesday, August 16, 2023 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Beth Rosenbarger

REPORTS RESOLUTIONS AND COMMUNICATIONS:

PETITIONS:

CU-23-23 Craft Construction

229 S. Grant Street

Parcel(s): 53-05-33-310-336-000-005

Request: Conditional use approval to allow a standardized business in the Mixed-Use Downtown zoning district within the University Village Overlay (MD-UV). Case Manager: Gabriel Holbrow

Gabriel Holbrow, Case Manager, presented staff report on CU-23-23. Staff is recommending the Hearing Officer adopt the proposed findings and approve CU-23-23 with the following conditions:

1. This conditional use approval is limited to the proposed design and use as a standardized business that also meets the definition of a restaurant. No other facade design or use is approved. Minor changes to the facade design, such as refacing of signs or change of sign graphics within the allowed signage area, can be approved as consistent with this conditional use approval, subject to sign standards and other relevant regulations.
2. A sign permit is required, and the design of all exterior signage shall conform to the designs shown in this approval.
3. The petitioner shall obtain an encroachment agreement with the Board of Public Works for the pergola prior to final occupancy.

Beth Rosenbarger, Hearing Officer, needed clarification on if the pergola is included in the proposal; Holbrow confirmed.

Rosenbarger approve CU-23-23 based on the written findings, including the three conditions outlined in the staff report.

Meeting adjourned 2:17 P.M.