

**HEARING OFFICER –Kelly Conference Room #155
November 27, 2019 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, November 27, 2019 in the Kelly Conference Room #155. Hearing Officer present: Beth Rosenbarger.

REPORTS RESOLUTIONS AND COMMUNICATIONS: None at this time

PETITIONS:

UV-43-19 **J.T. Forbes**
812 S. Morton St.
Request: Use variance to allow a single-family residence in the Industrial General (IG) zoning district.
Case Manager: Eric Greulich

Eric Greulich presented the staff report on UV-43-19. Staff is recommending adoption of the proposed findings in the staff report, including the following three conditions:

1. The parking area in the rear of the structure must be brought into compliance with parking standards before occupancy will be issued for the addition.
2. A *Certificate of Appropriateness* is required prior to issuance of a building permit for the addition.
3. This approval does not approve any variances from setbacks or attaching the building to the garage.

Beth Rosenbarger, Hearing Officer, asked if there were any other compliance issues aside from the parking area to the rear of the structure. Greulich explained the reuse of the existing structure doesn't require the petitioner to do anything on-site. However, when the use variance is enacted for the addition the property would be reviewed for single-family zoning district standards. Parking is reviewed as part of this petition, and the zoning code only allows for one driveway that is 22 feet wide. Therefore, the petitioner would need to bring the site into compliance when the use variance is enacted. Rosenbarger confirmed that this parcel is part of the McDoel Historic District. Rosenbarger suggested an additional condition of approval given the fact that this site is adjacent to a Residential Core (RC) zoning district. Greulich thought it would be appropriate. He explained that Staff would be working on a zoning conversion map soon, so the standards for this property would be the same zoning district as the McDoel Neighborhood which is located to the west of this site. Rosenbarger asked Greulich if he would draft language for condition #4. Greulich agreed.

J.T. Forbes and his wife (Martha Shedd) are present to speak on behalf of their petition. The proposed home is where he and his wife plan to Age in Place. Shedd asked Staff to explain the difference between the RS (Residential Single-family) and RC (Residential Core) zoning districts. Forbes added they received three letters of support from residents in the neighborhood.

Discussion ensued regarding the RC zoning district standards and whether approval of this use variance would have any effect on the existing business—Cardinal Spirits. Greulich said it would not.

Greulich suggested the following language for condition #4: “The development standards for this property shall be those of the RC (Residential Core) zoning district or the zoning district assigned to the adjacent McDoel Neighborhood when a conversion map is adopted.”

No comments from the public.

****Rosenbarger approved V-43-19 based on the written findings, including the three conditions outlined in the staff report in addition to condition #4 as previously stated by Greulich.**

Meeting adjourned.