



HOUSING AND LAND USE COMMITTEE MEETING

Macalester-Groveland Community Council

Wednesday March 28th – 6:30 p.m.

6:30pm Tour: The Ray – 2323 Charles Avenue [map](#)

7:30pm Meeting: Urban Growler - 2325 Endicott Street [map](#)

Chair: Sam Walling

Secretary: Jack Fei

Staff: Liz Boyer

AGENDA

6:30 I. Tour of The Ray

7:30 II. Distribution of Attendance Roster/Approval of February and March Special Meeting Minutes

7:32 III. Addition/Deletion of Agenda items

7:35 IV. 1499 Goodrich – *variance requests*

Purpose: The applicant is proposing to construct a second-story addition to an existing two story dwelling. The following variances are being requested: 1) In Planning District 14, in which this property is located, the maximum building height allowed for a single family dwelling zoned R4 is 22'. The applicant is proposing a building height of 22.6' for a variance request of .6'. 2) In Planning District 14, a sidewall articulation is required on sidewalls that are greater than 35' in length. The existing sidewall on the west side is 51.4' in length and the east sidewall is 42.5' in length. The applicant is requesting a variance of the sidewall articulation on both sides of the structure.

7:55 V. 1226 Berkeley – *variance requests*

Purpose: There is an existing single family dwelling on a lot that is 79.66' in width. The applicant is proposing to split the lot in order to construct a single family dwelling on the new parcel. The applicant is requesting the following variances: 1) the zoning requires a minimum lot width of 40' for a single family dwelling. The lot width of both parcels would be 39.83' for a variance request of .17' 2) In Planning District 14, in which this property is located, the zoning code states that the maximum building height allowed for a single family dwelling is 22'; The applicant is proposing a building height of 23.5' for the new dwelling for a variance request of 1.5'.

The Housing and Land Use Committee provides an open forum for citizen participation in civil dialogue that applies City guidelines for land use in a way that recognizes the unique nature of our Macalester-Groveland residences, businesses and institutions and enhances the livability of our neighborhood.

All times are approximate. Agenda is subject to change due to additions or deletions. All meetings of the Macalester-Groveland Community Council are open to the public and residents are invited to attend. For more information about the Macalester-Groveland Community Council or its committees, please call 651-695-4000 or visit www.macgrove.org.

- 8:20 VI. Updates/Announcements
- 8:25 VII. Other Business
- 8:30 VIII. Adjourn

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