



HOUSING AND LAND USE SPECIAL COMMITTEE MEETING

Wednesday, **November 25th**, 2020 | 6:30pm

Email alexa@macgrove.org for Meeting ID # and password

Please note: this meeting is being held remotely online via Zoom

Chair: Mike Moore

Secretary: *Open Position*

Staff: Alexa Golemo

AGENDA

Zoom Webinar (6:15 – 6:30 pm Tech Check)

6:30 I. Welcome

6:33 II. Approval of November 2020 Agenda (*Addition/Deletion of agenda items*)

6:35 III. Approval of October 2020 Minutes

6:37 IV. 1615 Wellesley Avenue Variance Application, *Jacquie Mercer, Property Owner*

The applicant is proposing to construct a full second-story addition to the existing single family dwelling. The zoning code requires a minimum side yard setback of 4' for a single family dwelling in the R4 zoning district. The structure has an existing nonconforming setback of 3.5' on the west side; the applicant intends to build the addition along the existing sidewalk for a variance request of .5'.

6:50 V. 2132 Grand Avenue Variance Application, *Jeremy Exley, Property Owner*

The applicant is proposing to demolish the existing duplex on this lot in order to construct a 7-unit family dwelling. A surface parking lot is proposed to be installed in the rear yard. The zoning code requires off-street parking to be a minimum of 4' from any lot line, a setback of 1.9' is proposed from the east property line, for a variance of 2.1'.

7:20 VI. 1074-1096 James Avenue 3 Variances and CUP Application, *Chet Funk, et al., Property Owners & Eli Zmira, Project Manager, DJR Architecture*

The applicant is proposing to demolish six different properties in order to construct a 5-story multi-family dwelling with 93 units, 9 surface parking spaces, and two levels of parking totaling 88 covered parking spaces.

The minimum front yard setback per RM2 zoning district requirement is twenty-five feet from the Property line. The proposed multifamily building will be positioned on the existing ten feet setback throughout the front façade on James Avenue.

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All MGCC meetings are online through Zoom at this time; email alexa@macgrove.org to receive the Meeting ID # for this meeting. All times are approximate. Agenda is subject to change. All MGCC meetings are open to the public and residents are invited to attend virtually. For more information, please email mgcc@macgrove.org or visit www.macgrove.org.



The minimum rear yard setback per RM2 zoning district requirement is twenty-five feet from the Property line. The proposed multifamily building is proposing ten feet as the rear yard, in this case the alleyway between James and Randolph Avenue.

The maximum allowed FAR for the RM2 zoning district is 2.25. The proposed multifamily building seeks an FAR of 2.58.

The height limit in the RM2 district is 50 feet and allows 5 stories. The proposed height of the project is 69 feet and six inches to the top of the roof deck.

8:15 VII. Adjourn

A December 2020 HLU meeting will only be held if it is needed.