

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of July 16, 2019

Members Present

Larry McEwen, Co-chair

John Landis, Co-Chair

_____, LUPZC

_____, Brad Flamm, LUPZC

Patricia Cove, HDAC

Amanda Yoder, Business Assn.

_____, TT&P

Jan Albaum, Streetscape Committee

_____, Joyce Lenhardt, VP Physical

_____, Laura Lucas, CHCA President

Others Attending

Tom and Susan Hemphill, neighbors of 248 E Evergreen Ave

Celeste Hardester, Development Review Facilitator

Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:06pm.

223 East Evergreen Ave

•Presentation: The project was presented by Larry McEwen, architect (recused from the committee for this project.) The Roberts family is planning an addition and remodeling of the rear of their house. The refusal has not been received but is expected to be side yard deficiency. Old additions are to be removed/remodeled. The first floor addition will be re-enclosed with large sliding doors leading out to a deck. The kitchen will remain as is. On the second floor, the rear wall will be removed and the space expanded. Stairs will be moved as will the bathroom. A bedroom will be added. The office will be remodeled. On the third floor, a deck will be added and door to access the deck will be added.

•Comments/Action: The project should be reviewed by the HDAC and the LUPZC after the refusal has been received. Materials should be shown. It was suggested that the project be reviewed by the HDAC on August 1, with or without the refusal.

Committee Business

•248 E Evergreen Ave: Tom and Susan Hemphill asked about 248/250 E Evergreen (not on the agenda for this meeting). They were concerned that the new house would be another rental on this block. The plan is that the house would be sold. It was suggested that that be a condition. The major problem is that the lot is too narrow. 248's lot will be 21' rather than the required 25'. The rear lot would have an easement to allow parking for both houses in the rear yard. A three story house is planned.

•Guidelines: The proposed revised committee guidelines were reviewed. Changes were recorded by Celeste Hardester. The final version will be circulated and then sent to the Executive Committee for approval.

Adjournment

• The meeting was adjourned at 9:00p.