

DESIGN REVIEW COMMISSION MEETING

“VIRTUAL”

THURSDAY, MARCH 18, 2021

12:00 pm

NOTE: The City is utilizing Governor Little's Stage 3 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6' within the physical meeting room. Therefore, we are still encouraging the public to participate electronically. While participating electronically the public comments will be taken during that section of the meeting by indicating a raised hand through the Zoom meeting application. Public comments will not be acknowledged during any other time in the meeting.

Join by Computer <https://cdaidorg.zoom.us/j/96398417092?pwd=dldwU1RkYzhsWm9RcG9aMXFtSGtSUT09>

Join by Phone (Toll Free): 888-475-4499 or 877-853-5257

Meeting ID: 963 9841 7092

Passcode: 729242

Public Hearing Sign-Up Sheet: <https://www.cdaid.org/signinpublic/>

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ingalls, Lemmon, Messina, Pereira, Gore, Snodgrass, Ward

MINUTES: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS

September 24, 2020

NEW BUSINESS: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS

1. Applicant: Ernie and Nicole Wilson
Location: 222 E. Garden Avenue
Request: A proposal for a garage structure with a second story living unit and loft area above. Any project over 2 stories and/or 4 dwelling units within the DO-N Infill Overlay District (DR-1-21)

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____,
to continue meeting to _____, at ____ p.m.; motion carried unanimously.

Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

Given the COVID-19 guidance and emergency proclamation from Governor Little, the Commission meeting and public hearings will take place virtually using the Zoom online meeting network. They will also be broadcast live on Facebook and will be posted on the City's YouTube channel. time.

MINUTES

**DESIGN REVIEW COMMISSION
MINUTES
SEPTEMBER 24, 2020
Virtual Meeting
12:00 pm**

COMMISSIONERS PRESENT:

Jon Ingalls
Tom Messina
Greta Snodgrass
Michael Pereira
Phil Ward

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Jef Lemmon
Joshua Gore

ELECTIONS:

Motion by Pereira, seconded by Ingalls, to nominate Tom Messina for Chairman. Motion approved.

Motion by Messina, seconded by Ingalls, to nominate Michael Pereira for Vice Chair. Motion approved.

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 12:00 p.m.

MINUTES: *ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

February 27, 2020

Motion by Pereira, seconded by Ingalls, to approve the minutes for the Design Review Commission meeting held on February 27, 2020. Motion approved.

Ms. Stroud explained the new procedure approved this year for the Design Review Commission that included a new way to do the record of decision now included within the staff report to eliminate a separate process. and that the commission can approve an item with only one meeting or an option for a second meeting if more information is needed.

Commissioner Ingalls noted on page two of the staff report under the heading "General Information" Section 17.09.320 there is a sentence that states "The city will work with the applicant in a collaborative fashion so that the goals of both the city and the applicant can be met to the greatest degree possible and to address the concerns of neighbors and community". He explained one of the things the past chairman emphasized is what our scope is which is design. He stated in the past we have had conflicts with respect to where our scope ends/begins. He suggested the sentence should be changed "and to address any design concerns that neighbors in the community may have". He commented by making that change will prevent people from pushing us wanting to weigh in on project development standards that are "off the table" for us.

Ms. Stroud appreciates the feedback and will meet with Hilary Anderson, Community Planning Director and see if we could modify our staff report to reflect those changes. Very good point.

NEW BUSINESS:

1. Applicant: Dave Rucker
 Location: 200 N. 4th Street
 Request: Restoration construction of an approximate 7,287 S.F. existing retail/restaurant areas which had major fire damage plus a proposed new addition approximate 7,622 S.F. of second story 8-unit apartment housing above renovated main floor area. Parking area to be provided with new 1,744 S.F. Carport. This project is in the DC (Downtown Core) district.
 (DR-1-20)

Ms. Stroud provided the following statements:

- Dave Rucker is requesting a First Meeting with the Design Review Commission for the renovation and second story addition of an existing structure. The subject property is in the DC (Downtown Core) zoning district, and must adhere to the Downtown Design Guidelines.
- The subject property is located at 200 N. 4th Street, which is on the east side of 4th street and Lakeside Avenue.
- In January, of 2020, the existing retail//restaurant building sustained extensive fire damage to the approximately 7,282 S.F. structure. All tenants were vacated.
- The applicant would like to restore the damaged structure and is proposing a second story addition of approximately 7,622 SF, to include eight (8) apartment units above the renovated main floor area.
- The residential units will include one- and two-bedroom layouts.
- A parking area will be provided to the rear of the structure and include a new 1,744 S.F. carport.
- The overall height of the structure will be +/- 37'.
- The renovation will allow for the applicant to restore the original masonry façade/retail spaces and add second-story residential units.
- The subject property is located within the Downtown Core (DC) zoning district. Any new project, or alteration within the Downtown Core, south of the midblock of Lakeside/Coeur d'Alene requires Design Review Commission review and is subject to the Downtown Design Guidelines.
- City staff met with the applicant's representative on September 10th, 2020, for the required Initial Meeting with staff. At the meeting staff reviewed the Downtown Guidelines and discussed:
 - A. Which guidelines applied to the proposed development; and
 - B. Screening of Parking Lots and requirements associated with the screening.
- Based on the Findings of Fact and Conclusions of Law, the Design Review Commission hereby orders that Item DR-1-20, a request by Dave Rucker for design review approval for a renovation and second story addition of residential apartments for the property located at 200 N 4th Street, Coeur d'Alene, Idaho is approved/approved with conditions or requires an Optional Second Meeting.
- **ACTION:** The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The Design Review Commission can render a decision and **approve/approve with conditions** the proposed project or may suggest changes or recommendations to the proposed project and require an Optional Second Meeting.

Ms. Stroud concluded her presentation.

Commission Comments:

There were no questions for staff.

Tim Wilson applicant provided the following statements:

- He stated that the owner is passionate about the brick façade.
- He explained the street side facing the views they will be maintaining the existing brick and the façade which is store front glass system and metal awning along the street frontage.
- The main goal is to work with what is existing and did save some of the brick with some in the back that was in bad shape so replacing that brick.
- We are adding a second story that will be supported by steel frame and explained on the upper level and the backside add a structure that will have metal siding.
- The upper level will have corrugated metal that would be above the brick with a couple colors of the metal siding and the tower in the back with the elevator will be a horizontal heavy gage metal.
- He stated that they picked subtle colors with the entry going to the elevator on the backside that will have a little more color which is the entrance to the residential units.
- He explained on the street frontages we focused on the masonry to be maintained and a decision was made since there wasn't a roof on the building now was a good time to add a second story.
- He commented that it was important to the owner to keep the same character of the existing building was the goal.
- He stated that they will preserve the existing street trees
- He addressed the design guidelines listed in the staff report
- He stated that this will be a great project an asking for the commission approval.

The applicant concluded his presentation

Commission Comments

Commissioner Pereira inquired how many commercial tenants will be in the building.

Mr. Wilson explained that we are planning for 5 or 6 tenants and possible might add one more.

Chairman Messina commented if the loft area will be part of the commercial part of the building and if the materials on the main building will be metal.

Mr. Wilson explained that the loft areas are part of the commercial area and trying to reuse some of the timbers we have found so when you walk in will notice the timbers. He added that they are proposing a metal roof on the entire structure.

Commissioner Ward inquired on the north elevation is that a blank wall and if it is will it have windows.

Mr. Wilson explained that it is a masonry wall with the second story having a few windows. Commissioner Ward stated from the picture looks like it doesn't have any windows on that side. Mr. Wilson explained that a picture was not presented but the second story will have windows.

Discussion

Commissioner Ingalls complimented Mr. Wilson on a “great job” and applauds the owner wanting to save the brick and by doing that will require some challenges with detail to try and “marry up” an existing wall to a new building. Mr. Wilson stated that he appreciates the comments and does feel good about the project with an owner who cares about the existing brick and would have been easier to tear the entire building down and start over. He feels this will be a great statement for downtown.

Commissioner Ward concurs with Commissioner Ingalls that this is a great project and location. He commented that most of the buildings downtown including the city parking garage have a brick façade in certain places. He likes that the bottom will be restored and is a beautiful building and questioned that the second level looks “stark” and if the building could be toned down to blend with the character of the other buildings. He added in the back there are 3-4 landscaped areas but noticed two parking lots against each other and inquired if some trees between the two parking lots.

Mr. Wilson stated there is a 3-foot sidewalk that straddles the two parking lots which is existing with the intent to leave it because part of it is on the owner’s property so can’t add landscaping. He explained that he likes mixing things up and will be picking soft colors with emphasis on highlighting the brick.

Motion by Ingalls , seconded by Ward , to approve Item DR-1-19 and not require a second meeting. Motion approved.

ADJOURNMENT

Motion by Ingalls, seconded by Pereira, to adjourn the meeting. Motion approved.

The meeting was adjourned at 12:52 p.m.

Prepared by Shana Stuhlmiller, Administrative Assistant

DESIGN REVIEW COMMISSION STAFF REPORT

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: MARCH 18, 2021
SUBJECT: DR-1-21: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A PROPOSED GARAGE STRUCTURE WITH A TWO STORY RESIDENTIAL USE WITHIN THE DO-N (DOWNTOWN OVERLAY-NORTH) DISTRICT.

LOCATION: 222 E. GARDEN AVENUE, WEST SIDE OF 3RD STREET AND ON THE SOUTH SIDE OF GARDEN AVENUE.

APPLICANT/OWNER:
Ernest and Nicole Wilson
222 E. Garden Avenue
Coeur d'Alene, ID 83814

DESIGNER:
Dale Rainey, Design Group
6915 N. Dubois Dr.
Coeur d'Alene, ID 83815

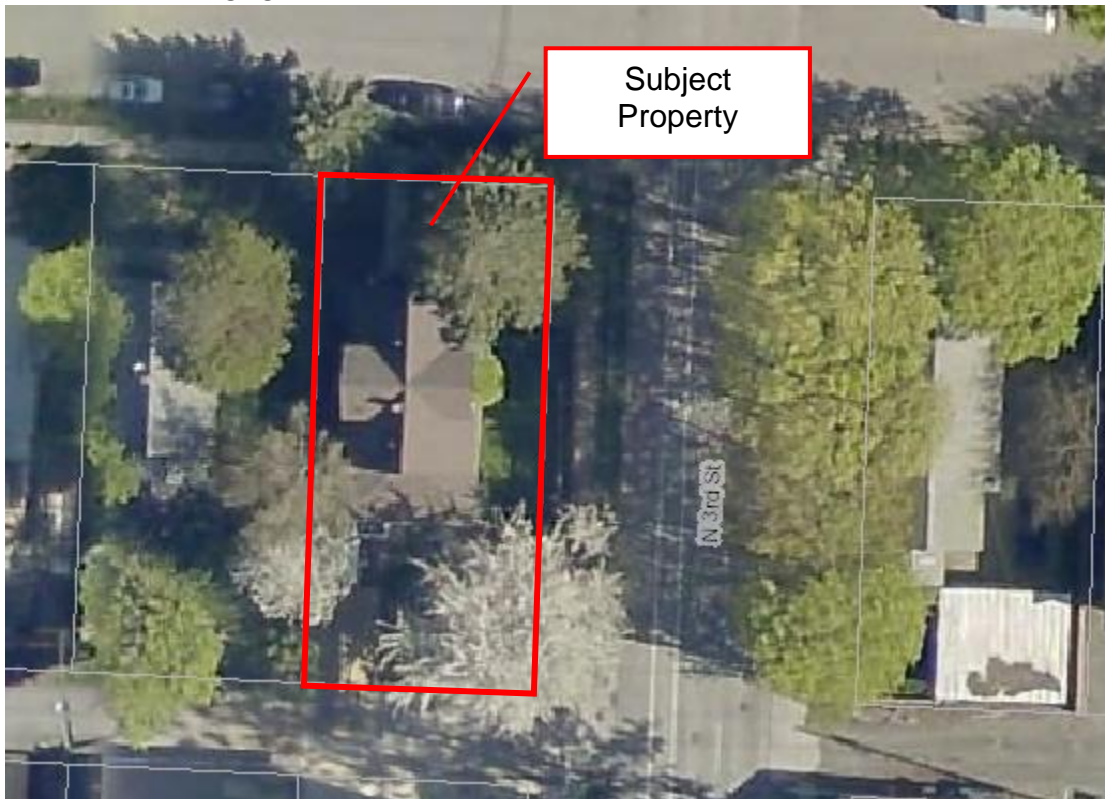
ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision during the First Meeting, or request an Optional Second Meeting.

DECISION POINT: Ernest and Nicole Wilson are requesting a First Meeting with the Design Review Commission for a proposed garage structure with a two story residential use. The subject property is in the DO-N Ifill Overlay District requiring Design Review Commission review for any project over 2 stories and/or 4 dwelling units.

A. SITE MAP:



B. AERIAL PHOTO:



C. SITE PHOTO OF THE SUBJECT PROPERTY ALONG GARDEN AVENUE:



GENERAL INFORMATION: 17.09.325

A development applicant shall participate in the design review process as required by this Article before substantive design decisions are fixed and difficult or expensive to alter. The City will work with the applicant in a collaborative fashion so that the goals of both the City and the applicant can be met to the greatest degree possible, and to address the concerns of neighbors and the community.

In order for this process to work effectively, the applicant must be willing to consider options for the project's basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and appearance from a distance.

17.09.320: DEVELOPMENT PROJECTS REQUIRING COMMISSION REVIEW:

	District	New Construction	Street Facade Alterations ¹	Exterior Expansion
Areas where design guidelines and standards exist with trigger points for DRC review	DC district downtown core	All exterior projects south of midblock Lakeside/Coeur d'Alene	All ²	All ²
	Infill overlay * DO-N * DO-E * MO	Any project over 2 stories and/or 4 dwelling units	No	No

D. PROJECT ANALYSIS:

The subject property is located at 222 E. Garden Avenue, which is on the west side of 3rd Street and Garden Avenue. The single-family dwelling was constructed in approximately 1909. The applicant would like to add a garage structure in the rear yard with a two-story residential use above the garage. Because the subject property falls within the DO-N Infill district, this would not be considered an Accessory Dwelling Unit (ADU) but as a residential living unit allowed in the Infill district. The proposed two-story residential use above the garage is +/- 1891 square feet. The proposed garage will accommodate parking for 3 vehicles, and meets the requirement for the required parking for a one (1) bedroom unit located within the garage structure. The overall height of the structure will be +/- 36'6".

The subject property is located within the DO-N (Downtown Overlay- North) zoning district, which has a maximum height of 45'. The allowable floor area ratio (FAR) is 1.0 as the basic and 2.0 with bonuses for a residential use in the DO-N zoning district. Because the DO-N allows for residential uses based on FAR, this structure would not be considered accessory. It would be based on allowable square footage. More than one residential unit could be located within the proposed structure above the garage. As noted in the table on the following page, the combined square footage of proposed structure plus the existing home are below the allowable FAR in the district.

Any project, over 2 stories and/or 4 dwelling units requires Design Review Commission review and is subject to the Infill Overlay Regulations. The proposed structure will be used for a residential use. This proposal is more than two stories, which is why the Design Review Commission is reviewing the project.

City staff met with the applicants during the application submittal process and discussed the proposed garage structure with a living unit exceeding two stories for the required Initial Meeting with staff.

Applicant's Narrative:

19, January, 2021

City of Coeur d'Alene

City Hall
710 Mullan Avenue
Coeur d'Alene, ID 83814

Attn: Design Review and Planning Department,

We are applying to have this garage with living quarters built for a few separate reasons. We desperately need a garage to store our vehicles and our boat. We are building living quarters above the garage for our two college age children. We are looking to provide them with the ability to live on their own and attend college. We believe this build will help the area by allowing for less parking on the street in front and on the side of our existing home. We have built a driveway in the front which provides for parking off street which helps the city for plowing and additional street accessibility issues.

We are planning to have the home and new build complement each other in color and design. We plan to have it look enticing for the neighbors and guests to the city. We love this area and look forward to spending the rest of our lives in this beautiful city and what it has to offer for our children and grandchildren. Thank you for your time and opportunity to make our home an improvement to the city.

Sincerely,

Ernie and Nicole Wilson

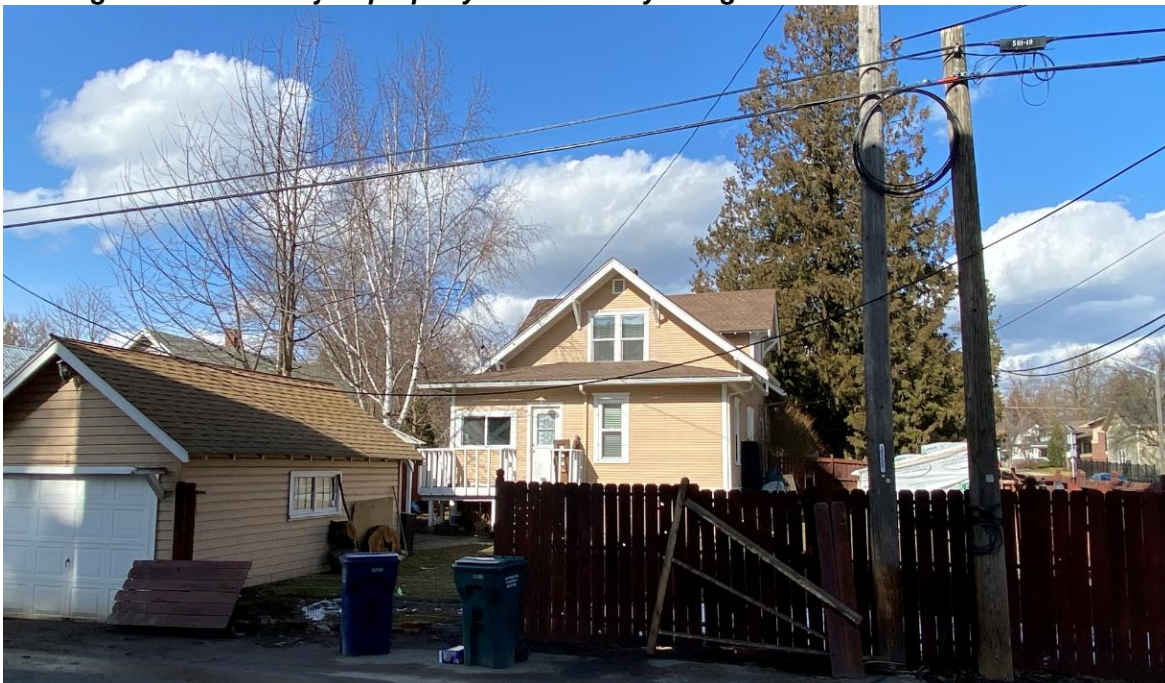
PROPERTY SIZE:	5488.56 SQ FT
ALLOWABLE COVERAGE:	1.0 X 5488 = 5488 SQ FT
EXISTING HOUSE LIVING AREA	2208 SQ FT
PROPOSED ADU LIVING AREA	<u>1891 SQ FT</u>
TOTAL LIVING AREA	4099 SQ FT
COVERAGE RATIO:	4099/5488 = .75 OF ALLOWABLE

NEIGHBORHOOD AND SITE VIEWS:

View of the subject property along N 3rd Street looking west.



Looking north at the subject property from the alley along N 3rd Street.



Looking north from Garden Avenue at the existing multi-family structure along 3rd St./Garden Avenue.



Looking northeast at the neighboring property along N. 3rd Street/Garden Avenue.



The Design Review Commission may consider discussing the following with the applicant:

- Orientation; and
- Massing; and
- Relationships to existing sites and structures; and
- Surrounding streets and sidewalks; and
- How the building is seen from a distance; and
- Requested design departures

REQUESTED DESIGN DEPARTURE:

The applicant has requested a design departure for the below guideline. The proposed structure is currently five (5") from the property line along 3rd Street. The code requires a setback from the edge of the public right of way be at least 10 feet and no more than 20 feet.

DISTRICTS DO-N & DO-E ONLY

Q. MINIMUM/MAXIMUM SETBACKS - DO-N & DO-E DISTRICTS ONLY

INTENT: "In order to create a lively, pedestrian friendly sidewalk environment, with space for gardens, steps, stoops, and walkways that create a transition between the sidewalk and dwellings."

GUIDELINE: The setback from the edge of the public right of way should be at least 10 feet and no more than 20 feet.

17.07.940: B. Design Departures:

An applicant may request a design departure from any of the design guidelines adopted pursuant to this section. The planning director will review all requests for design departures on projects not subject to design review commission review under section [17.09.315](#) of this title. In order for the planning director to approve a design departure, he or she must find that:

1. The requested departure meets the intent statements relating to applicable development standards and design guidelines.
2. The departure will not have a detrimental effect on nearby properties or the city as a whole.
3. The project's building(s) exhibits a high degree of craftsmanship, building detail, architectural design, or quality of materials that are not typically found in standard construction. In order to meet this standard, an applicant must demonstrate to the planning director that the project's design offers a significant improvement over what otherwise could have been built under minimum standards and guidelines.
4. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as a whole.
5. The project must be consistent with the comprehensive plan and any applicable plan. (Ord. 3328 §8, 2008: Ord. 3192 §10, 2004)

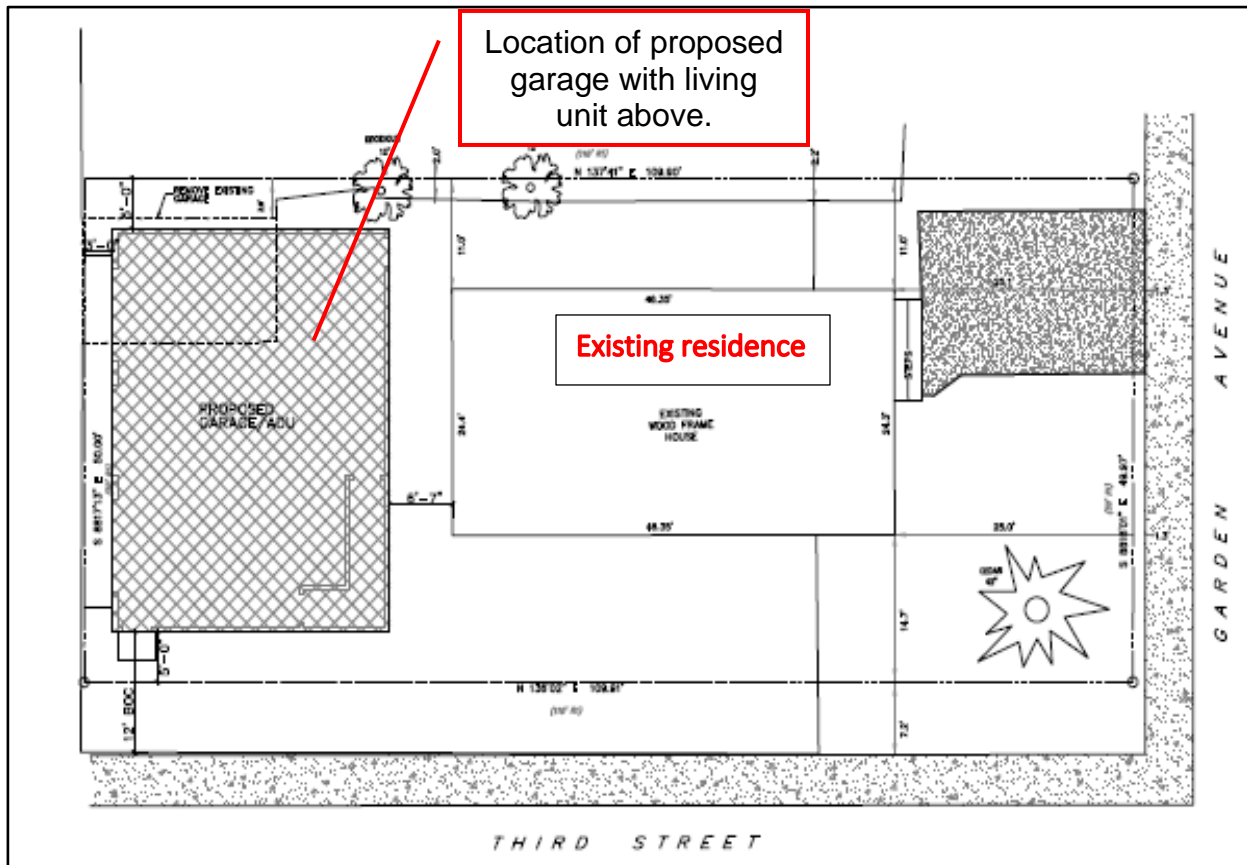
2007 Comprehensive Plan policy: Objective 1.11

- **Community Design: Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.**

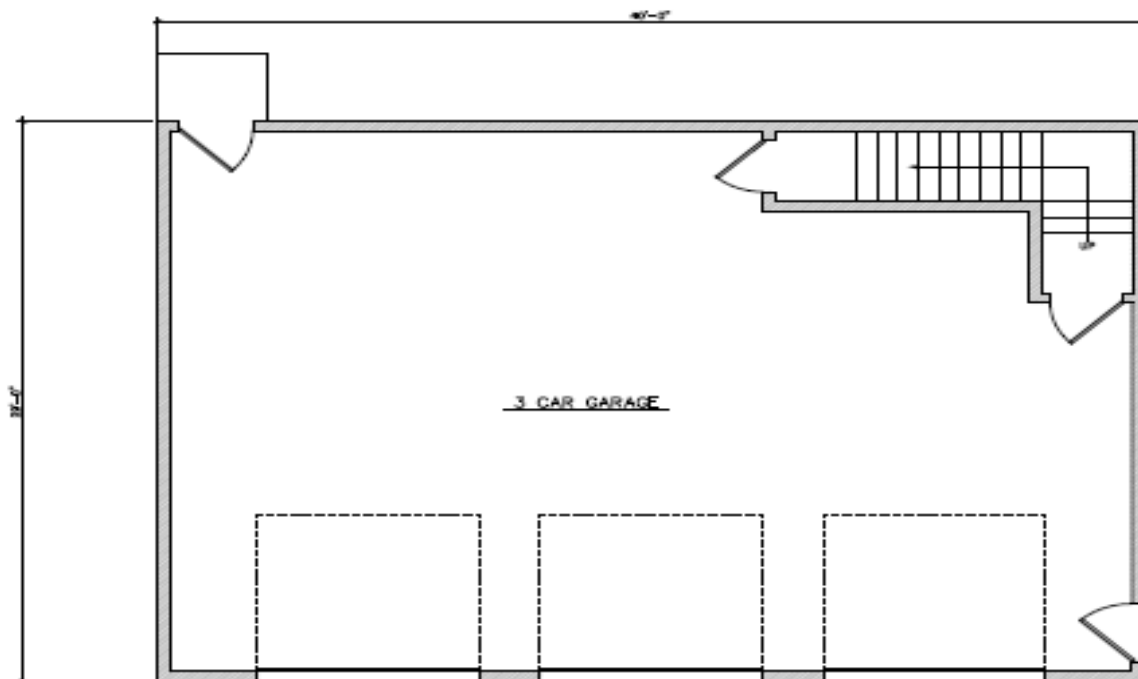
Downtown Overlay- Northside (DO-N) Design Guidelines are as follows:

- General Landscaping
- Screening of Parking Lots
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Width and Spacing of Curb Cuts
- Parking Lot Landscape
- Location of Parking
- Grand Scale Trees
- Identity Elements
- Fences Next to Sidewalks
- Walls Next to Sidewalks
- Curbside Planting Strips
- Unique Historic Features
- Entrances
- Orientation to the Street
- Massing: Base/middle/top
- Treatment of Blank Walls
- Accessory Buildings
- Integration of Signs with Architecture
- Creative/Individuality of Signs
- Setbacks Adjacent to Single Family
- Minimum/Maximum Setbacks

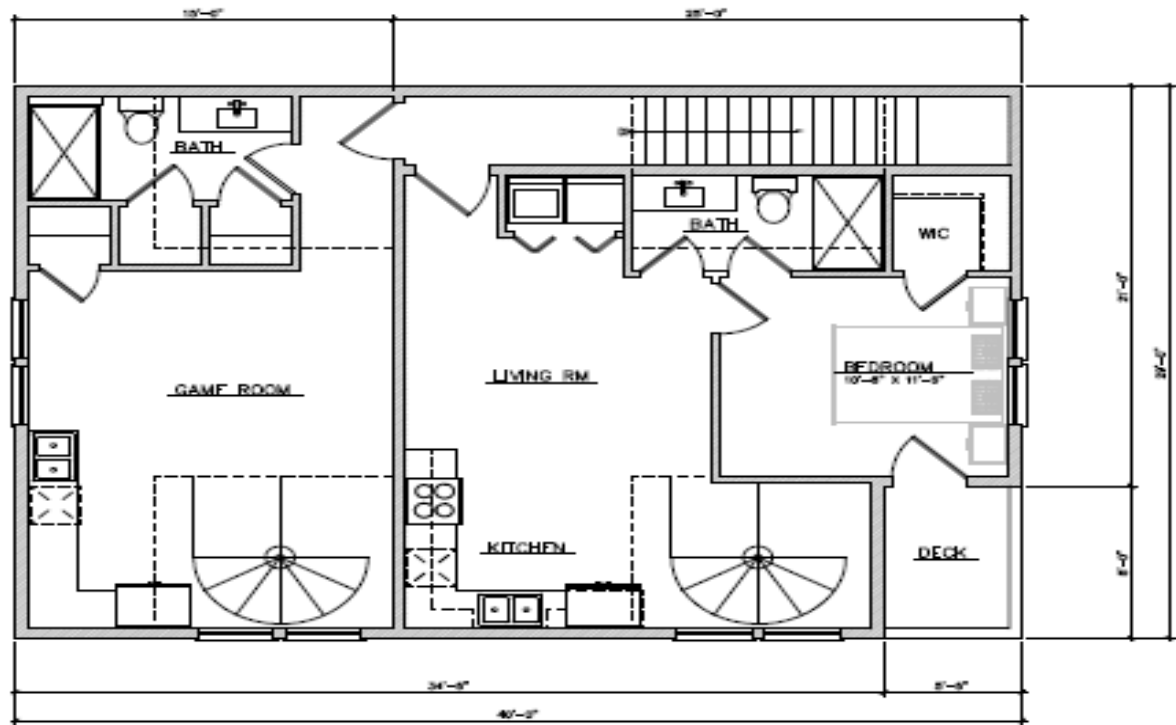
SITE PLAN:



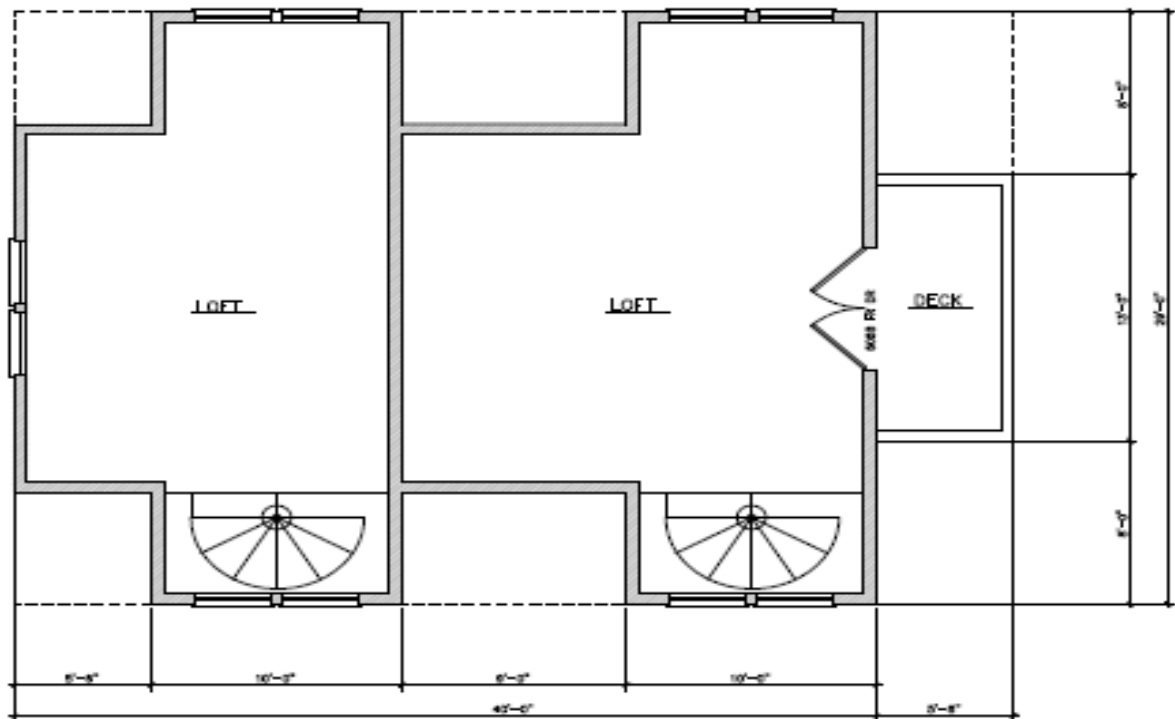
MAIN LEVEL: 1st Floor PLAN



UPPER LEVEL: 2ND Level Floor Plan



LOFT LEVEL: 3rd Level Floor Plan:



EAST ELEVATION:



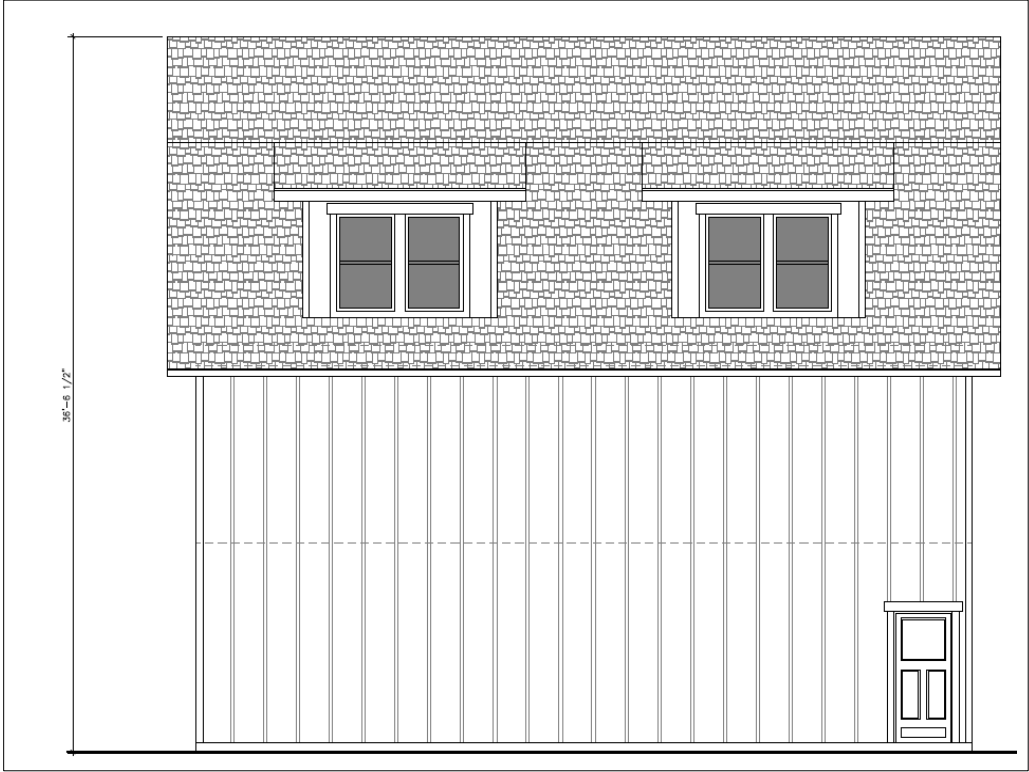
SOUTH ELEVATION:



WEST ELEVATION:



NORTH ELEVATION:



E. STAFF EVALUATION:

The DRC should provide input on the proposed design and identify any needed changes to the proposed project. The Design Review Commission must determine, based on the information before them, whether the proposed project meets the required Downtown Core, Design Guidelines, where applicable. Specific guidelines that meet or do not meet the guidelines should be stated in the Record of Decision.

FINDINGS OF FACT:

The Design Review Commission accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

CONCLUSIONS OF LAW:

The Design Review Commission has the authority to hear this case and order that it will be approved with conditions, or recommended for an Optional Second meeting. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and City ordinances.

RECORD OF DECISION:

Based on the Findings of Fact and Conclusions of Law, the Design Review Commission hereby orders that Item DR-1-21, a request by Ernest and Nicole Wilson for a two-story residential use above the garage for the property located at 222 N 3rd Street, Coeur d'Alene, Idaho is approved/denied or requires an Optional Second meeting.

PROPOSED CONDITIONS (if approved):

1. The proposed design shall be similar to those submitted with Item DR-1-21.

17.03.325: COMPLIANCE WITH STANDARDS AND GUIDELINES:

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review. The design review commission may not substitute the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with conditions or deny a design following the final meeting with the applicant. (Ord. 3328 §15, 2008; Ord. 3098 §5, 2003)

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The Design Review Commission can render a decision and **approve with conditions** the proposed project or may suggest changes or recommendations to the proposed project and require an Optional Second Meeting.

DESIGN REVIEW COMMISSION STAFF REPORT

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: MARCH 18, 2021
SUBJECT: DR-1-21: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A PROPOSED GARAGE STRUCTURE WITH A TWO STORY RESIDENTIAL USE WITHIN THE DO-N (DOWNTOWN OVERLAY-NORTH) DISTRICT.

LOCATION: 222 E. GARDEN AVENUE, WEST SIDE OF 3RD STREET AND ON THE SOUTH SIDE OF GARDEN AVENUE.

APPLICANT/OWNER:
Ernest and Nicole Wilson
222 E. Garden Avenue
Coeur d'Alene, ID 83814

DESIGNER:
Dale Rainey, Design Group
6915 N. Dubois Dr.
Coeur d'Alene, ID 83815

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision during the First Meeting, or request an Optional Second Meeting.

DECISION POINT: Ernest and Nicole Wilson are requesting a First Meeting with the Design Review Commission for a proposed garage structure with a two story residential use. The subject property is in the DO-N Ifill Overlay District requiring Design Review Commission review for any project over 2 stories and/or 4 dwelling units.

A. SITE MAP:



E. STAFF EVALUATION:

The DRC should provide input on the proposed design and identify any needed changes to the proposed project. The Design Review Commission must determine, based on the information before them, whether the proposed project meets the required Downtown Core, Design Guidelines, where applicable. Specific guidelines that meet or do not meet the guidelines should be stated in the Record of Decision.

FINDINGS OF FACT:

The Design Review Commission accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

CONCLUSIONS OF LAW:

The Design Review Commission has the authority to hear this case and order that it will be approved with conditions, or recommended for an Optional Second meeting. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and City ordinances.

RECORD OF DECISION:

Based on the Findings of Fact and Conclusions of Law, the Design Review Commission hereby orders that Item DR-1-21, a request by Ernest and Nicole Wilson for a two-story residential use above the garage for the property located at 222 N 3rd Street, Coeur d'Alene, Idaho is approved/denied or requires an Optional Second meeting.

PROPOSED CONDITIONS (if approved):

1. The proposed design shall be similar to those submitted with Item DR-1-21.

17.03.325: COMPLIANCE WITH STANDARDS AND GUIDELINES:

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review. The design review commission may not substitute the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with conditions or deny a design following the final meeting with the applicant. (Ord. 3328 §15, 2008; Ord. 3098 §5, 2003)

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The Design Review Commission can render a decision and **approve with conditions** the proposed project or may suggest changes or recommendations to the proposed project and require an Optional Second Meeting.

Ernie and Nicole Wilson

222 East Garden Avenue
Coeur d' Alene, ID 83814
(208) 818-0333
nikern1661@gmail.com, ernie@modernppc.com

19, January, 2021

City of Coeur d'Alene

City Hall
710 Mullan Avenue
Coeur d'Alene, ID 83814

Attn: Design Review and Planning Department,

We are applying to have this garage with living quarters built for a few separate reasons. We desperately need a garage to store our vehicles and our boat. We are building living quarters above the garage for our two college age children. We are looking to provide them with the ability to live on their own and attend college. We believe this build will help the area by allowing for less parking on the street in front and on the side of our existing home. We have built a driveway in the front which provides for parking off street which helps the city for plowing and additional street accessibility issues.

We are planning to have the home and new build complement each other in color and design. We plan to have it look enticing for the neighbors and guests to the city. We love this area and look forward to spending the rest of our lives in this beautiful city and what it has to offer for our children and grandchildren. Thank you for your time and opportunity to make our home an improvement to the city.

Sincerely,

[Ernie and Nicole Wilson](#)

STUHELMILLER, SHANA

From: Charlie Roan <charlieroan@gmail.com>
Sent: Monday, March 15, 2021 2:36 PM
To: STUHELMILLER, SHANA
Subject: COMMENTS: REFERENCE MARCH 18TH HEARING 222 E. GARDEN AVE

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To who this may concern,

As a property owner at 317 E. Wallace Ave, I would like to submit the following position to the proposal request by Ernie and Nicole Wilson located at 222 E. Garden Ave.

The request is to build a garage structure which is over two stories tall and/or would consist of more 4 dwelling units within the district.

My statement is as follows. The popularity of these type of structures are affecting the character of the neighborhood whereas they overwhelm the footprint in both green space within the lot and the height creating towering obstruction to the skyline. These structures are much more than garages intended to be used as a typical garage to support the single family residence. Instead, they are used as a separate dwelling or a commercial venture to open a rental, AIRBNB, type business.

To support the existing neighborhood character in this neighborhood, I am against allowing this proposal to take place.

Thank you,
Charlie Roan

STUHELMILLER, SHANA

From: Robert McIlvenna <robertmcilvenna@hotmail.com>
Sent: Monday, March 01, 2021 2:52 PM
To: STUHELMILLER, SHANA
Subject: 222 E Garden Ave.

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

No objections to garage addn on alley at 222 E Garden Ave. Bob Mcilvenna, Greenbriar Inn and 315 Cuisine, at 315 E Wallace Ave.