

BOA Meeting Notes

Meeting began approximately 6:30 pm

BOA members in attendance: William Clyde (Acting Chairperson), Dormaim Green, Robin Sample

Patrick Thomas, City Attorney, Pat Escher, City Planner

BOA 2018-002 421 Maryland Avenue, a Special Exception for two residential units and professional office space. Staff presented their report discussing that this project went in front of the Planning Commission in June with a proposal for seven apartments and ground floor commercial space. This proposal received strong opposition from the community and was not viewed favorably by the Planning Commission. The item was deferred to the July docket. At the July hearing, applicant proposed 2 or 3 units and commercial space. The Planning Commission approved a favorable recommendation to the Board of Appeals for two dwelling units and one commercial office unit, with recommended conditions.

Jim Schneider, the applicant, answered the BOA's questions, assured the BOA that the lot had been consolidated into one lot, and discussed the potential configuration of the commercial space having access from Maryland Avenue and addressing of the units. Acting Chairperson Clyde discussed the overall layout shown. Pat Escher indicated that the actual building layout would be reviewed at building permit and that the BOA was looking at the uses and densities.

Ms. Darlene Wroten of 413 Maryland Avenue spoke and expressed concerns over the use of the alley and indicated that the neighborhood has parking problems due to the bump outs installed with the redesign of Maryland Avenue. She wanted to know if the structure would be outfitted with a fire sprinkler system. Pat Escher responded that the remodel would be reviewed by the City, including the Fire Chief and if a sprinkler system would be required it would be up to that reviewing agency to make that decision. Acting Chairperson Clyde suggested that this application go in front of the Traffic and Safety Board for discussion.

Acting Chairperson Clyde made a motion to approve, including all the recommended conditions by the Planning Commission and his recommendations. The motion was seconded by Boardmember Green. Staff read into the record the conditions of approval as recommended by the Planning Commission, staff and as amended by Acting Chairperson Clyde.

Acting Chairperson Clyde called for a vote on the motion, and it was approved 3-0.

BOA 2018-003 Farmer's Market, a Special Exception for Seasonal Sales for a Farmer's Market on Thursdays at Long Wharf and on Saturdays at the corner of Race and Cemetery Streets. Staff presented the report showing on the monitor where the sites were located, indicated that due to new staffing at Main Street, that there was confusion about the process and that these were retroactive approvals. Ms. Clendaniel asked if there were any questions and would address them. Acting Chairperson Clyde asked Ms. Clendaniel to explain why the BOA should approve the application. Ms. Clendaniel indicated that the Race Street location was more centrally located, was appealing to a different clientele than the Thursday market, attracting people who are in town for the weekend and people who work full time and it invigorates this part of the City. With respect to Long Wharf site, they have Council approval through September, it has been used over the last several years and the vendors like that location. Ms. Clendaniel requested that the permit be granted for the entire calendar year of 2018. Boardmember

Green had a question about why the applicant was seeking approval for Long Wharf and not Race Street, but now understands that it will be both sites. Gerry Rossi, resident, spoke in favor of the markets, particularly the Long Wharf location.

Acting Chairperson Clyde made a motion to approve, including all the recommended conditions by the Planning Commission and his recommendations that the applicant work with staff about signage, get a letter from the property owner that allows for this use and that the approval last through 2018. The motion was seconded by Boardmember Sample. Staff read the amended conditions into the record.

Acting Chairperson Clyde called for a vote on the motion, and it was approved 3-0.