

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 4, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action regarding proposed exterior modifications to the Cozy Grape located at 14340 Liberty Street in the Historic Preservation District.

Recommendation

Approve the modifications for replacing the existing patio and adding the second-floor balcony.

Discussion

You will recall a proposed second story addition to the Cozy Grape restaurant approved in June. The owner and contractor have submitted a revised plan that does not include an enclosed second story. Instead, the proposed design shows the second story being an open-air balcony above the existing back patio area.

- As in the previous proposal, the existing back patio area would be completely demolished and rebuilt with a concrete slab in the same footprint as the existing patio.
- The structural design accommodates a roof and walls on the second floor, but the only portion being reviewed at this time is the open-air balcony. Adding a roof or walls to the second story in the future will require a separate building permit and P&Z review.
- The contractor has said they are not repainting the existing building and stated that any new paint will match the existing paint.
- If the second-story balcony overlooked a residential area, there would be privacy concerns for adjacent property. Given the location, the balcony will overlook a public street and adjacent commercial parking lots.
- The scale of the proposed addition is in proportion with the building and other structures in the downtown.
- The project will have to be approved by the Montgomery County Fire Marshal in addition to the City for building permits. No information was supplied for an emergency exit staircase, but there is a possibility that one may be required based on the expanded occupancy of the second floor.
- The restaurant currently has 15 spaces on the property and public parking in close proximity. Onsite parking would accommodate 6 employees and 76 seats based on City requirements.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 09/28/2022