



Historic Review Commission

AGENDA REPORT

Department: Planning

Account Code: _____

Prepared By: Renae' Ollie

Subject

Consider and act upon a recommendation to the City Council regarding construction of a new residential structure on an existing lot for retail/office use, located at 308 N. Ballard within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

OWNER/APPLICANT: Ashish Patel

The applicant/owner desires to add a secondary detached structure for the purpose of retail office use. The lot area is 9,757 square feet and currently has a 1,250 square foot residential structure with general office use on the lot.

The proposed new structure will be 1,134 square feet. The previous proposal was 1,456 square feet (reduced by 322 sf), which includes a 160 square foot covered front porch, 4 offices, a single restroom, breakroom and reception area. The primary exterior material shall be horizontal wood siding with the width between four and five inches, in accordance with Section 6.3.E.5.f. and painted white. The covered front porch will include handrails and railing.

6 parking spaces with alley access currently exist on the site and meet the required parking standards.

Section 6.3.D

D. Permitted Uses

1. The Downtown Historic District may contain any combination of uses shown in the Use Chart in Article 5, Section 5.1.

2. Within the Downtown Historic District there are both residential and nonresidential uses which may be located in either residential structures or commercial structures. To maintain the architectural and historic character of existing blocks where one type of structure predominates, the following regulations shall apply.

a. Residential uses may be in residential structures or commercial structures. Residential uses in commercial structures are only allowed if they occupy less than 40 percent of the floor area of the building; and do not occupy the area adjacent to the street front.

b. Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.

c. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design. Either residential or nonresidential uses may be located in the residential structures.

d. In block faces within the Downtown Historic District that are currently developed with commercial structures, new construction shall be of historic design.

Additional parking requirements outlined in Article 6.3.E.4.c:

c. Parking for Nonresidential Uses

i. Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves.

Exceptions to this requirement include:

a. A lot that is used entirely for surface parking with no listed use in accordance with Section 5.2.

b. Surface parking on corner lots or lots with frontage on 2 or more public streets shall comply with the above parking requirements along at least one street frontage.

c. Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above parking requirements shall not apply.

Staff Recommends approval subject to additions and alterations as required by City Engineering and Building Inspections Department.

Intended start date is May 5, 2023, with a finish date of August 17, 2023

This item will be considered by City Council at its May 9, 2023 meeting.