



Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

Date: January 19, 2012

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

Subject:

Name of Appellant: Daniel Oberpriller of CPM Development, LLC

Name of Original Applicant: *[if different]*

Property Address: 401 8th Avenue Southeast and 414 7th Avenue Southeast

Ward #: 3

Appeal of the November 29, 2011 Heritage Preservation Commission (HPC) denial of a Certificate of Appropriateness (COA) application for a six-story apartment building with a church

Recommendation:

The Heritage Preservation Commission and staff recommend concurrence with the action taken on November 29, 2011, for the property at 401 8th Avenue Southeast and 414 7th Avenue Southeast, Ward (3), as follows:

Denial of a Certificate of Appropriateness (COA) application for a six-story apartment building with a church

Previous Directives: n/a

Prepared by: John Smoley, Ph.D., City Planner, (612) 673-2830

Approved by: Hilary Dvorak, Interim Planning Manager, (612) 673-2634

Presenters in Committee: John Smoley, Ph.D., City Planner, (612) 673-2830

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: The Marcy Holmes Neighborhood Association and property owners within 350 feet of the subject property were notified of the Zoning and Planning Committee meeting by letter on December 29, 2011.
- Zoning Code: See staff report.
- End of 60-120-day decision period: n/a

Background/Supporting Information Attached: The owner, Daniel Oberpriller of CPM Development, LLC, is appealing the HPC decision.

The Heritage Preservation Commission voted 7-1 to adopt staff recommendation and deny the Certificate of Appropriateness on November 29, 2011. The appellant filed an appeal on December 9, 2011. The appellant's application is included in the attached supporting material.

Supporting Material

- A. Appellant Appeal Application
- B. November 29, 2011 HPC Meeting Minutes
- C. November 29, 2011 HPC Staff Report with Attachments