



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

Date: July 26, 2012

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

Referral to: Zoning & Planning Committee

Subject: Appeal of the decision of the Zoning Board of Adjustment

Name of Appellant: Cynthia Lee, on behalf of CommonBond Communities

Name of Original Applicant: Cynthia Lee, on behalf of CommonBond Communities

Property Address: 1920-2022 West Broadway Avenue

Ward #: 5

Appeal of decision of the Zoning Board of Adjustment: Application by Cynthia Lee, on behalf of CommonBond Communities for an appeal of the Zoning Administrator's determination that the proposed development (West Broadway Curve) project at 1920-2022 West Broadway Avenue is classified as a supportive housing use.

Recommendation:

The Zoning Board of Adjustment concurred with the recommendation of Planning Staff to deny the appeal of the determination of the Zoning Administrator on June 28, 2012, for the project at 1920-2022 West Broadway Avenue, Ward #5, as follows:

1. 1920-2022 West Broadway Avenue (BZZ #5588, Ward: 5) (Jacob Steen)

Appeal: Application by Cynthia Lee, on behalf of CommonBond Communities for an appeal of the Zoning Administrator's determination that the proposed development (West Broadway Curve) project at 1920-2022 West Broadway Avenue is classified as a supportive housing use.

Action: The Board of Adjustment adopted staff findings and **denied** the appeal of the Zoning Administrator's determination that the proposed development project at 1920-2022 West Broadway Avenue (West Broadway Curve) is a supportive housing use.

Previous Directives: None

Prepared by: Jacob Steen, City Planner, 612-673-2264

Approved by: Hilary Dvorak, Interim Planning Manager, 612-673-2639

Presenters in Committee: Jacob Steen, City Planner, 612-673-2307; Steve Poor, Planning Manager/Zoning Administrator, 612-673-5837

Community Impact

- Neighborhood Notification: The Jordan Area Community Council and the Northside Residents Redevelopment Council were notified of the appeal application on July 16, 2012.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: On July 13, 2012, staff sent a letter to the applicant extending the City's decision period for an additional 60 days, to September 17, 2012.

Background/Supporting Information

Cynthia Lee, on behalf of CommonBond Communities, has submitted an application for an appeal of the decision of the Zoning Board of adjustment to deny an appeal of the Zoning Administrator's determination that the proposed development (West Broadway Curve), at 1920-2022 West Broadway Avenue, is classified as a supportive housing use. At its meeting on June 28, 2012, the Zoning Board of Adjustment voted to adopt staff's findings and deny the original requested appeal. The subsequent appeal (attached) was filed on July 9, 2012. The appellant's complete statement and reasons for the appeal are attached. The Planning Division staff report is also attached.