

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permit and Site Plan Review  
BZZ - 5043

**Date:** January 10, 2011

**Applicant:** RDS Architects

**Address of Property:** 1514 10<sup>th</sup> Avenue South

**Project Name:** 1514 10<sup>th</sup> Avenue South

**Contact Person and Phone:** Richard Storlien, (612) 810-9628

**Planning Staff and Phone:** Shanna Sether, (612) 673-2307

**Date Application Deemed Complete:** November 24, 2010

**End of 60-Day Decision Period:** January 23, 2011

**Ward: 7      Neighborhood Organization:** Elliot Park Neighborhood, Inc.

**Existing Zoning:** R5 Multiple Family District; DP Downtown Parking Overlay District

**Proposed Zoning:** Not applicable for this application

**Zoning Plate Number:** 20

**Legal Description:** Not applicable for this application

**Proposed Use:** Multi-family dwelling with seven units.

**Concurrent Review:**

- Conditional use permit to allow for seven dwelling units in an existing building
- Site Plan Review

**Applicable zoning code provisions:** Chapter 525, Article VII Conditional Use Permits, Chapter 525 Article IX Variances, Chapter 530 Site Plan Review and Chapter 546 Residence Districts

**Background:** The subject property is approximately 50 ft. by 145 ft. (7,250 sq. ft.) and has an existing building that has been most recently occupied by ten dwelling units in the R5 Multiple-Family District. The subject property originally was constructed as a duplex in 1903. In 1948, the building was converted to six dwellings; four on the first floor and two on the second floor. In addition, in 1948, a seventh dwelling was located on the third floor; however, the unit was ordered to be vacated for fire safety. In 1959, the building was converted to a total of eight dwelling units, with four dwelling units on both floor

CPED Planning Division Report  
BZZ – 5043

1 and floor 2 with a building permit. Ten dwelling units are present within the existing structure. Staff could not find any record of ten dwelling units being legally established on the property.

The last rental license to be issued was in 2005. The building was identified to be vacant and abandoned in 2008 and the building was placed on the vacant building list one year later on March 10, 2009.

Multiple family dwellings of five (5) units or more are conditional uses in the R5 Multiple Family District. The use of eight dwelling units was deemed to have a CUP. The use of a multiple family dwelling with eight units has been discontinued for longer than one year; therefore, the conditional use permit has become null and void, per 525.370 of the zoning code.

**525.370. Discontinuance of conditional use permits.** Where a conditional use has been established and is discontinued for any reason for a period of one (1) year or longer, or where a conditional use has been changed to a permitted use or to any other conditional use, the conditional use permit shall become null and void.

The applicant is proposing to renovate the existing building to allow for seven dwelling units. Therefore, the applicant is applying for a new conditional use permit to establish a seven-unit multiple-family dwelling in the R5 District. In addition, the establishment of a multiple family dwelling of five units or more, is subject to site plan review, per Table 530-1 of the zoning code.

Elliot Park Neighborhood has given conditional support to the reuse of the property as a multiple-family dwelling of five units, in lieu of the proposed seven dwelling units. A copy of the letter from Elliot Park Neighborhood is attached. Staff will forward additional comments, if any are received, at the City Planning Commission meeting.

**CONDITIONAL USE PERMIT:** to allow for seven dwelling units.

**Findings as required by the Minneapolis Zoning Code for the conditional use permit:**

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings below concludes that the establishment, maintenance, or operation of the proposed conditional use:

- 1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The re-establishment of a multiple family use within an existing residential building will not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances. The applicant is proposing to remove the existing illegal dwelling units and renovate the structure to bring it into current codes.

- 2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.**

The surrounding area is fully developed. The seven dwellings will be provided within the existing structure and should not impede on the normal or orderly development of surrounding property in the area. The use of property as a multiple-family structure existed on this lot for sixty-two years and has been used as a 10-unit building until recently.

- 3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.**

The site is well served by existing infrastructure.

- 4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.**

The structure was built in 1903 as a duplex and converted to an eight-unit apartment building in 1959. The minimum parking requirement for dwellings in this specific area of the Downtown Parking Overlay District is 0.9 spaces per dwelling unit. However, no parking is required for the use of this building per 541.70 of the zoning code.

**541.70. Uses located in buildings established prior to July 19, 1963.** The specific off-street parking and loading requirements of this chapter shall not apply to uses established in buildings having received a building permit prior to July 19, 1963, except where there is an intensification or change of use, in which case sections 541.50 or 541.60 shall apply. However, existing accessory parking and loading facilities shall not be reduced below the requirements for a similar new use as specified in this chapter, or if existing accessory parking and loading facilities are less than the requirements specified in this chapter, they shall not be reduced further.

Note that there is not reasonable vehicular access to the rear of the property in order to establish off-street parking. Although a shared driveway exists between the dwelling and the structure to the north, a survey has been submitted showing that the driveway is only 7.7 feet in width at its narrowest point. Current ordinance requires a minimum driveway width of 10 feet in the R5 District. Further, the driveway is located more on the adjacent property than on the subject property. Given that the site is located in the Downtown Parking Overlay District, establishment of any new surface parking would require submittal of a conditional use permit.

- 5. Is consistent with the applicable policies of the comprehensive plan.**

The subject property's existing land use classification is medium-density housing, which is primarily smaller scale multi-family residential, with 20-50 dwelling units/acre. The proposed use of a seven unit multi-family dwelling is consistent at 42 dwelling units per acre. The property is designated *Urban Neighborhood* on the future land use map of the comprehensive plan. The

urban neighborhood classification is predominately a residential area with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors.

**a. According to the principles and polices outlined in *The Minneapolis Plan for Sustainable Growth*, the following policies are relevant to the rezoning:**

**Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.**

3.6.4 Provide and maintain moderate and high-density residential areas, as well as areas that are predominantly developed with single and two family structures.

**Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.**

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

1.8.3 Direct uses that serve as neighborhood focal points, such as libraries, schools, and cultural institutions, to designated land use features.

**Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.**

8.8.1 Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.

*Staff comment:* The surrounding area is developed with a range of residential densities from low to very high. The proposed use will occur within the existing structure, which was previously a legal eight unit building. The applicant is not intending to demolish, remodel or add on to the existing structure to allow for the second dwelling unit. The proposed use is consistent with these goals of *The Minneapolis Plan for Sustainable Growth*.

**b. Consistency with plans:**

This property is located within a study area governed by the Elliot Park Neighborhood Master Plan. The Plan identifies the property within the “Mixed Use” and “Residential” Districts. Both Districts call for residential uses and a minimum of two stories; the proposed use is multi-family residential located in an existing three story building.

**6. And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit.**

The use of the site for a multi-family residence will conform to the applicable regulations of the district in which it is located upon the approval of the conditional use permit and the site plan review.

**Required Findings for Site Plan Review**

**SITE PLAN REVIEW**

**Findings as required by the Minneapolis Zoning Code for the site plan review:**

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

**Section A: Conformance with Chapter 530 of the Zoning Code**

**BUILDING PLACEMENT AND DESIGN:**

- **Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.**
- **First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.**
- **The area between the building and the lot line shall include amenities.**
- **The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.**
- **Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.**
- **For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.**
- **In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.**
- **Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.**
- **Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.**
- **The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.**

- **The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.**
- **Entrances, windows, and active functions:**
  - **Residential uses:**

**Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:**

    - a. **Windows shall be vertical in proportion.**
    - b. **Windows shall be distributed in a more or less even manner.**
  - **Nonresidential uses:**

**Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:**

    - a. **Windows shall be vertical in proportion.**
    - b. **Windows shall be distributed in a more or less even manner.**
    - c. **The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.**
    - d. **First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.**
    - e. **First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.**
    - f. **Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.**
    - g. **In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.**

**Minimum window area shall be measured as indicated in section 530.120 of the zoning code.**

- **Ground floor active functions:**  
Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.
- **The form and pitch of roof lines shall be similar to surrounding buildings.**
- **Parking Garages:** The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.

*Conformance with above requirements:*

The building is located up to or beyond the required setbacks for multiple-family residential buildings in the R5 district.

There is an existing open porch and principal entrance at the front of the structure, facing 10<sup>th</sup> Avenue South.

The subject property does not have an off-street parking area.

The building shows sufficient architectural detail and amounts of windows to avoid large blank walls, not exceeding twenty-five (25) feet in length.

The exterior materials of the structure are similar and compatible on all four sides; however the proposed exterior materials are vinyl siding. Staff is recommending that the applicant provide a durable exterior material, including but not limited to cement-based siding, masonry, brick, stone, stucco, wood, metal or glass.

The principal entrance is be clearly defined with an open porch and accented with windows.

There are no building additions; therefore applicant is not required to provide a minimum of glazing facing the public street. However, there is approximately 19% glazing on the first floor and 23% glazing on the second floor of the existing building. Many of the existing windows are boarded and the applicant is proposing to install new windows. All of the proposed windows will be vertical in proportion and evenly distributed.

The existing roof is a mansard. There are a variety of roof styles and pitches in the area. The proposed roof line appears to be visually consistent with other structures in the area

**ACCESS AND CIRCULATION:**

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.140 (b).**
- **Site plans shall minimize the use of impervious surfaces.**

*Conformance with above requirements:*

The applicant has provided walkways connecting the principal entrances to the adjacent public sidewalk.

There are no transit shelters within the proposed development; however, there is a Metro Transit bus stop two blocks to the west on 15<sup>th</sup> Street East and Chicago Avenue.

There is an existing shared driveway on the property that the neighbor to the north uses to access their parking area. Otherwise, there is no accessory parking area on the site.

The property does not have access to a public alley.

The site plan shows no change in the amount of impervious surface than what currently exists on the site.

**LANDSCAPING AND SCREENING:**

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
- **Not less than twenty (20) percent of the site not occupied by buildings shall be landscaped as specified in section 530.150 (a).**
- **Where a landscaped yard is required, such requirement shall be landscaped as specified in section 530.150 (b).**
- **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**
- **Required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:**
  - **A decorative fence.**
  - **A masonry wall.**
  - **A hedge.**

- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.160 (b).**
- **Parking and loading facilities abutting a residence or office residence district or abutting a permitted or conditional residential use shall comply with section 530.160 (c).**
- **The corners of parking lots shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks, or bicycle parking.**
- **Parking lots containing more than two hundred (200) parking spaces: an additional landscaped area not less than one hundred-fifty (150) square feet shall be provided for each twenty-five (25) parking spaces or fraction thereof, and shall be landscaped as specified for a required landscaped yard.**
- **All parking lots and driveways shall be defined by a six (6) inch by six (6) inch continuous concrete curb positioned two (2) feet from the boundary of the parking lot, except where the parking lot perimeter is designed to provide on-site retention and filtration of stormwater. In such case the use of wheel stops or discontinuous curbing is permissible.**
- **All other areas not governed by sections 530.150, 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.220.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.60, as provided in section 530.230.**

The zoning code requires at least 20 percent of the site not occupied by buildings be landscaped. The lot area is 7,250 square feet and the building footprint is 2,048 square feet. The lot area minus the building footprints therefore consists of approximately 5,202 square feet. At least 20 percent of the net site area (1,040 square feet) must be landscaped and the applicant is providing 3,406 square feet, which equals 65.6 percent of the net site area.

The zoning code requires at least one canopy tree for each 500 square feet and at least one shrub for each 100 square feet of required green space. The tree and shrub requirement for this site is 2 and 10 respectively. The applicant has shown 2 deciduous canopy trees on the property and 16 shrubs.

There are no additional required landscaped areas outside of the required yards.

There is no additional screening required.

Turf, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees shall cover all areas that are not paved or landscaped.

#### **ADDITIONAL STANDARDS:**

- **All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and**

filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.

- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
  - Natural surveillance and visibility
  - Lighting levels
  - Territorial reinforcement and space delineation
  - Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

*Conformance with above requirements:*

There are no parking areas; curbing is not required.

The building should not impede any views of important elements of the city.

The building should not significantly shadow the adjacent streets or properties.

Wind currents should not be major concern.

The site design provides natural surveillance and visibility to allow views into the area.

The existing structures are neither historic nor eligible for historic designation.

**Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council**

**ZONING CODE:** The site is zoned R5. Multiple family dwellings of five units or more are conditional uses in the R5 District.

**Parking:** The structure was built in 1903 as a duplex and converted to an eight-unit apartment building in 1959. The minimum parking requirement for dwellings in this specific area of the Downtown Parking Overlay District is 0.9 spaces per dwelling unit. However, no parking is required for the use of this building per 541.70 of the zoning code.

CPED Planning Division Report  
BZZ – 5043

**Maximum Floor Area:** The maximum floor area ratio in the R5 District is 2.0. The lot area is 7,250 square feet. The existing structure is 5,489 square feet. The floor area ratio is .76.

**Height and Bulk:** The maximum building height in the R5 District is limited to four stories or 56 feet, whichever is less. The proposed structure is three stories and 35 feet 6 inches in height.

**Minimum Lot Area:** The minimum lot area for multiple family dwellings in the R5 District is 700 square feet of lot area per dwelling unit. The applicant is proposing 1,035 square feet per dwelling unit.

**Dwelling Units per Acre:** There are 42 dwelling units per acre proposed.

**Yard Requirements:** The subject site is zoned R5 and there are yard requirements along the all four property lines due to the zoning classification and adjacency to residential uses and zoning classifications. The building is nonconforming to front and interior side yard requirements. There are no additions to the existing structure.

**Hours of Operation:** Not applicable

**Signs:** All new signage is required to meet the requirements of the code.

**Refuse screening:** Refuse storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent uses.

**Lighting:** Lighting proposed for the development complies with Chapter 536 Specific Development Standards for the canopy lighting, Chapter 535 and Chapter 541 of the zoning code including:

**535.590. Lighting.** (a) *In general.* No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) *Specific standards.* All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).
- (2) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility from any permitted or conditional residential use.
- (3) Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential

property line nearest the light.

- (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

#### **MINNEAPOLIS PLAN AND RELEVANT SMALL AREA PLANS:**

See findings under #5 for the Conditional Use Permit.

**Alternative Compliance.** The Planning Commission may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**

- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**

- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Alternative compliance is requested by the applicant for the following standards:

- Exterior materials: The exterior materials of the structure are similar and compatible on all four sides; however the proposed exterior materials are vinyl siding. Staff is recommending that the applicant provide a durable exterior material, including but not limited to cement-based siding, masonry, brick, stone, stucco, wood, metal or glass.

#### **RECOMMENDATIONS**

##### **Recommendation of the Community Planning and Economic Development Department – Planning Division for the Conditional Use Permit:**

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow seven dwelling units in an existing multiple-family dwelling located 1514 10<sup>th</sup> Avenue South in the R5 Multiple Family District, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a

CPED Planning Division Report  
BZZ – 5043

conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the Site Plan Review:**

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a site plan review to allow seven dwelling units in an existing multiple-family dwelling located 1514 10<sup>th</sup> Avenue South in the R5 Multiple Family District, subject to the following conditions:

1. CPED Planning staff review and approval of the final site, elevations and landscaping plans.
2. All site improvements shall be completed by January 10, 2012, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
3. In lieu of the proposed vinyl siding, the primary exterior materials shall be durable and compatible on all sides, including but not limited to cement-based siding, masonry, brick, stone, stucco, wood, metal or glass.

**Attachments:**

- 1) Written descriptions and findings submitted by the applicant.
- 2) Copies of e-mails sent to Elliot Park Neighborhood and CM Goodman explaining the project
- 3) Copy of the letter sent from Elliot Park in reference to the proposed project
- 4) Zoning map
- 5) Survey
- 6) Site plan
- 7) Floor plans
- 8) Elevations
- 9) Photos