

METRO HISTORIC ZONING COMMISSION (MHZC)

Notice of Decision

July 16, 2014

Fulton Campus/ 1940 Room

11:45 p.m.

I. COMMISSIONER CLG TRAINING

The MHZC will be meeting prior to the public hearing for annual Certified Local Government (CLG) training. The meeting is open to the public for viewing but is not a public hearing. No action will be taken.

Decision: No Action taken

METRO HISTORIC ZONING COMMISSION (MHZC)

AGENDA

July 16, 2014

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

I. RECOGNITION OF COUNCILMEMBERS

II. APPROVAL OF MINUTES

- a. June 18, 2014

III. CONSENT

b. 1303 EDGEWOOD PL

Application: New construction--addition and outbuilding; Setback determination
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 1985531

c. 1700 PRIMROSE AVE

Application: Partial demolition; New construction - addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 1986092

d. 404 TAYLOR ST

Application: New construction – addition, Setback determination
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 1986095

e. 415 N 15TH ST

Application: New construction--Detached accessory dwelling unit
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 1985533

f. 116 3RD AVE S

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 1985536

g. 1605 FORREST AVE

Application: Setback determination (Infill approved 5/21/2014)
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 1986102

h. 1421 ORDWAY PL

Application: New construction - outbuilding; Detached accessory dwelling unit
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 1986091

i. 917 PETWAY AVE

Application: New construction-infill
Council District: 05
Overlay: Greenwood Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN
Permit ID #: 1985873

j. 1906 5TH AVE N

Application: New construction-addition and outbuilding; Setback determination
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN
Permit ID #: 1985871

k. 2012 20TH AVE S

Application: New construction-Detached accessory dwelling unit
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN
Permit ID #: 1985869

l. 600 FATHERLAND ST

Application: Demolition; New construction - infill; Setback determination
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 1986101

m. 1813 HOLLY ST

Application: New construction- addition
Council District: 06
Overlay: Lockeland Springs-East End Neighbor
Project Lead: PAUL HOFFMAN
Permit ID#: 1986849

Decision: All consent items, with the exception of 1421 Ordway and 1700 Primrose approved with applicable conditions. 1700 Primrose approved under new business with conditions.

IV. NEW BUSINESS

n. 2308 WHITE AVE

Application: New construction--infill
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 1985527

Decision:
Approved with conditions

o. 116 OPRY PL

Application: New construction-addition, Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: ROBIN ZEIGLER
Permit ID #: 1985695

Decision:
Approved with conditions

p. 1901 4TH AVE N

Application: New construction--infill and outbuilding; Setback determination
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 1985535

Decision:
Approved with conditions

q. DUPLEX & ADDITIONS AND DADU & OUTBUILDINGS POLICIES

Decision:
Postponed

HOW DOES THE MEETING WORK?

The Metropolitan Historic Zoning Commission meeting is open to the public. Please turn off all cell-phones. Each case follows this format:

- a. Staff will make a presentation about each project up for consideration and provide an analysis on how it does or does not meet the design guidelines.
- b. The applicant will have the opportunity to present (up to **ten minutes**) and answer questions of the Commission.
- c. The public will have **two minutes** each to comment on the application. Someone representing an organization may have **five minutes**. Please state your name and address for the record before making your comments. Please be sure to direct all comments to the microphone so that they are a part of the official record. (Comments may also be sent in advance to the project lead via email, fax or mail. Please see agenda for contact information.)
- d. The applicant has the option of responding to public comments, once all have been made.
- e. After all public comments, the Chair will close the “public hearing” which means there is no more opportunity for public or applicant comments, unless the Commission invites either back.
- f. The Commission will make a decision which could be to approve, disapprove, or approve with conditions. The applicant may also request that a decision be postponed.
- g. Appeals to decisions of the MHZC can be taken to a court of competent jurisdiction as provided for by law.
- h. If the project is approved or approved with conditions, the applicant will receive a permit. The red permit placard must be posted so it can be clearly viewed from the main public right-of-way.
- i. A building permit may be necessary for the proposed project. Preservation Permits are not a substitute to a building permit. Contact Metro Department of Codes Administration, Howard School Building, 700 2nd Avenue South. (615) 862-6500 (615) 862-6514 fax.
- j. Projects that are disapproved will receive written notice of the Commission’s decision. These projects may be revised and resubmitted for review. The exact same project may not be resubmitted for review.

HINTS FOR PREPARING FOR THE MEETING

If you are not the applicant:

- Copies of the staff recommendations are available online prior to the meeting.
- If you are not the applicant, but would like to speak about a project, be sure to have your comments well organized so that you can share all your thoughts within the **two minute** time limit. Comments may also be sent in advance to the project lead via email, fax or mail. Please see agenda for contact information.
- If multiple people wish to speak on the same topic, consider selecting a spokesperson to speak for all of you.

If you are the applicant:

- Copies of the staff recommendations are available online prior to the meeting. Review it and contact your project lead with any questions you may have.
- Organize your notes well so that you are sure to cover every important aspect of your project during the presentation.
- Keep in mind that staff will present an overview of the project, prior to your presentation. You do not need to repeat what has already been said.
- The Commission will not review new information but you are welcome to bring items that further illustrate what is proposed such as photographs, models, or additional drawings.

If you plan to make an electronic presentation, please send to the project lead listed on the agenda, in advance.