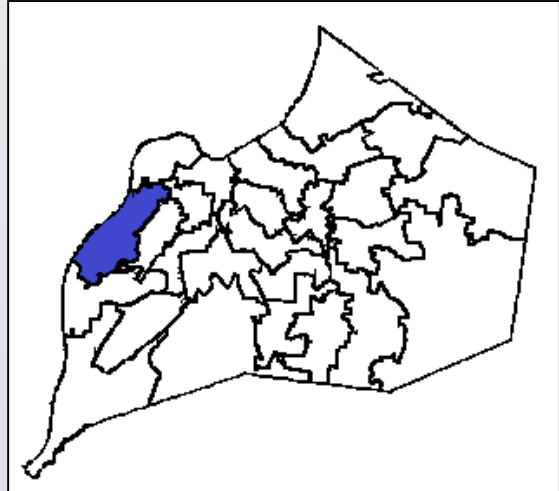
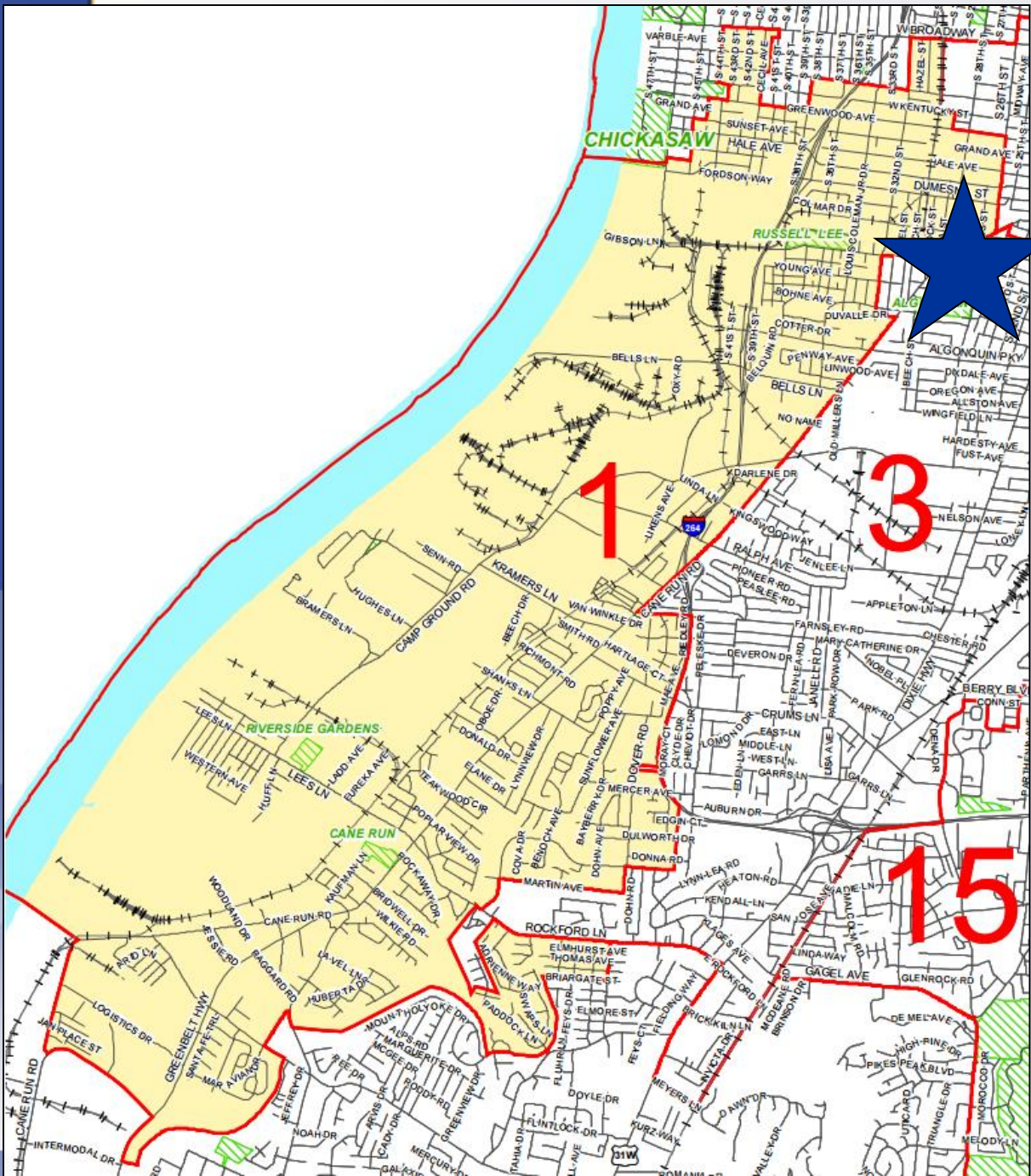


**19ZONE1008**

**W BURNETT BOARDING &  
LODGING HOUSE**

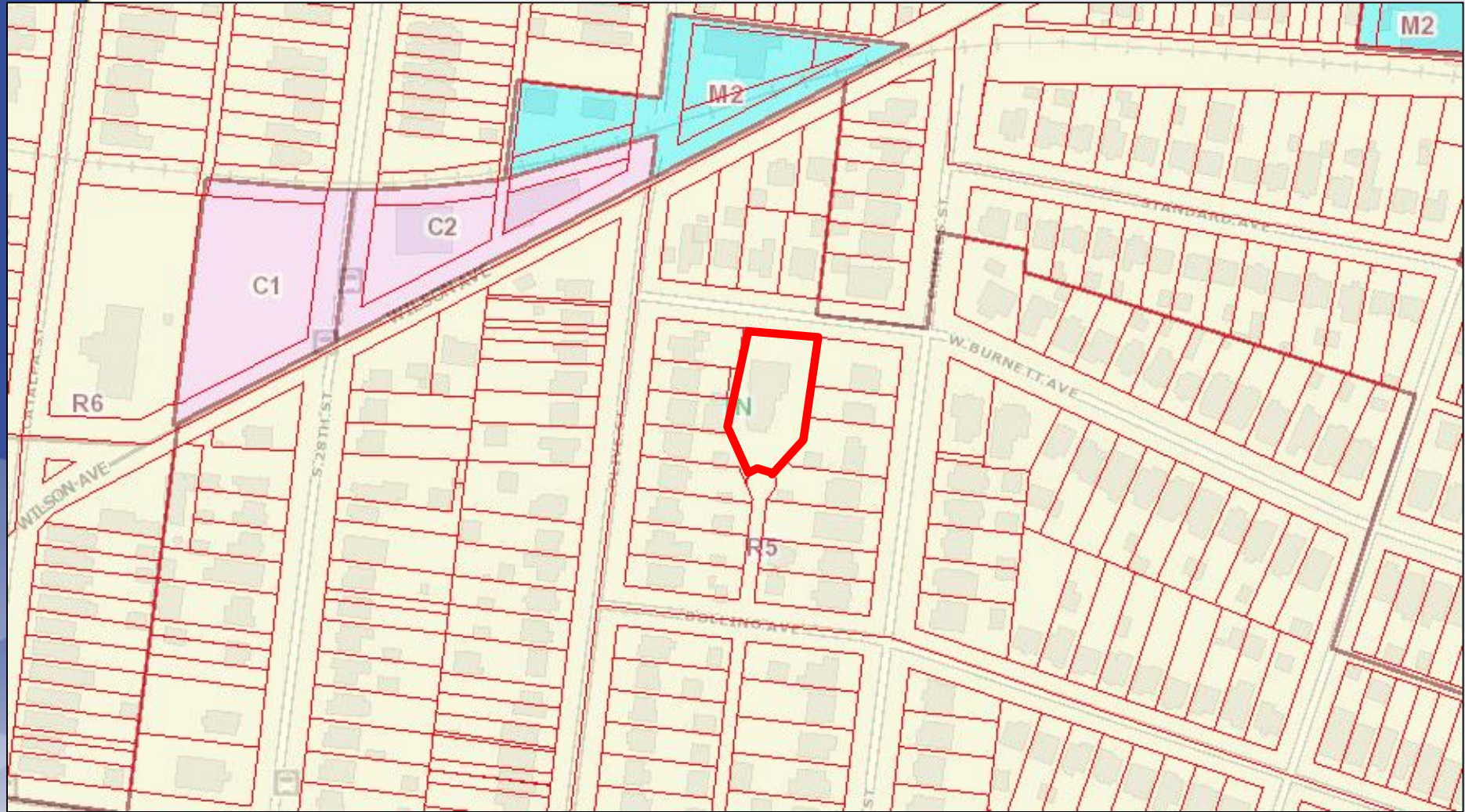


**Planning & Zoning Committee  
August 27, 2019**



**2630 W Burnett Avenue  
District 1 - Jessica Green**





Existing: R-5/TN  
Proposed: OR-1/TN





# Requests

- Zoning change from R-5 to OR-1
- Waivers
  1. From Table 10.2.4 to reduce the required plantings within the property perimeter LBA
  2. From Section 10.2.4.B.1 to allow an existing driveway to encroach into the required property perimeter LBA
- Detailed District Development Plan with Binding Elements

# Case Summary

- Existing structure to be preserved and used as a boarding and lodging house.
- The structure is the Wedekind House, constructed in 1877.
- OR-1 is the lowest zoning in which boarding and lodging is allowed by right.
- Boarding and lodging houses are permitted in the existing R-5 district with a Conditional Use Permit with a maximum of 3 boarders.



# Site Photos-Site Context



View of subject property from W Burnett Ave.

View of property with existing driveway





# Site Photos-Surrounding Areas

Properties  
across W  
Burnett Ave.



Adjacent  
property





# Site Photos-Surrounding Areas

Adjacent property



Alley that leads to the rear of the property

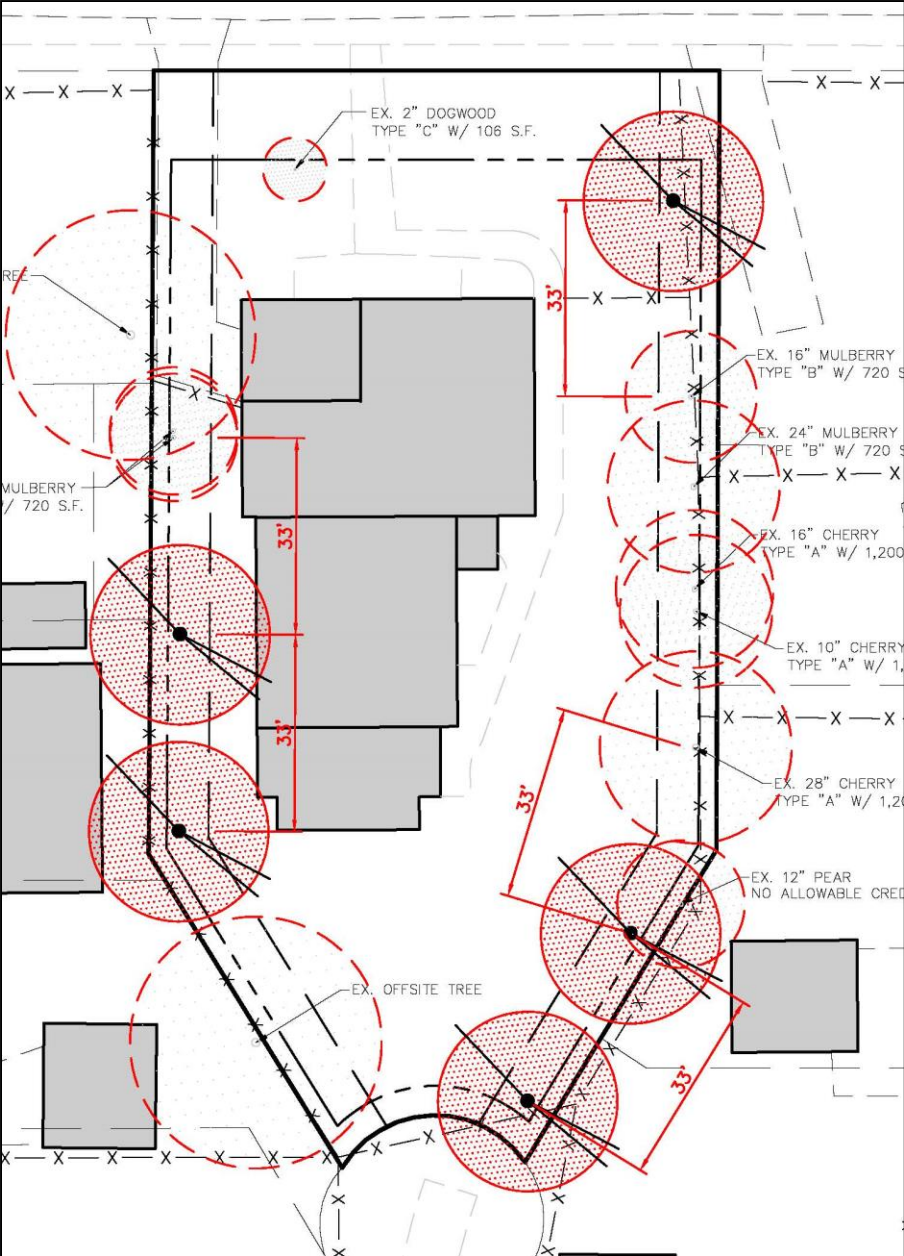








# Proposed Landscape Exhibit



# Public Meetings

- Neighborhood Meeting on 3/22/2019
  - Conducted by the applicant (8 people attended).
- LD&T meeting on 6/13/2019
- Planning Commission public hearing on 7/18/2019 and 8/1/2019
  - No one spoke in opposition.
  - The Commission recommended approval of the zoning map amendment from R-5 to OR-1 by a vote of 4-0-2 (four members were not present).