

Murphy, Brad

From: Kerr, Julia
Sent: Monday, June 15, 2009 3:57 PM
To: Murphy, Brad
Cc: rosemary@artindustry.org; Michael O'Russa; tomturnquist@yahoo.com; bstaff@tds.net
Subject: 2021 Monroe Street

Hello All:

I have encountered a very last minute babysitting "issue" and unfortunately will not be able to make tonight's Plan Commission meeting where the above-captioned project will be discussed and would hope that these comments could be distributed to Plan Commission members at the meeting tonight.

The applicant met with the neighborhood association and several nearby neighbors last week. While I was at the meeting of another neighborhood association, I understand that the following two issues were raised: having the owner provide a space to store trash bins and revising the plans to provide parking spaces for two cars and stipulating that the rest of the back yard should remain open as usable green space. I spoke with owner earlier today who let me know that he has revised his plans to reflect those changes, which I very much appreciate.

Some neighbors have also raised concerns about the continuation of the non-conforming use that allows for occupancy of up to five unrelated individuals. I spoke with both Matt Tucker and Brad Murphy earlier today and understand that this particular issue **can not** be considered by the Plan Commission but may be taken up by the Board of Zoning Appeals if requested by the neighborhood association or an individual neighbor, which I believe is likely in this instance.

Overall, I think the building design is very well-done, but believe that the occupancy issue may merit additional scrutiny.

Julia

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