

**TO:** Planning Commission  
**FROM:** Ben Boike, Assistant Comm. Dev. Dir.  
**DATE:** June 21, 2016  
**SUBJECT:** Case #16-07



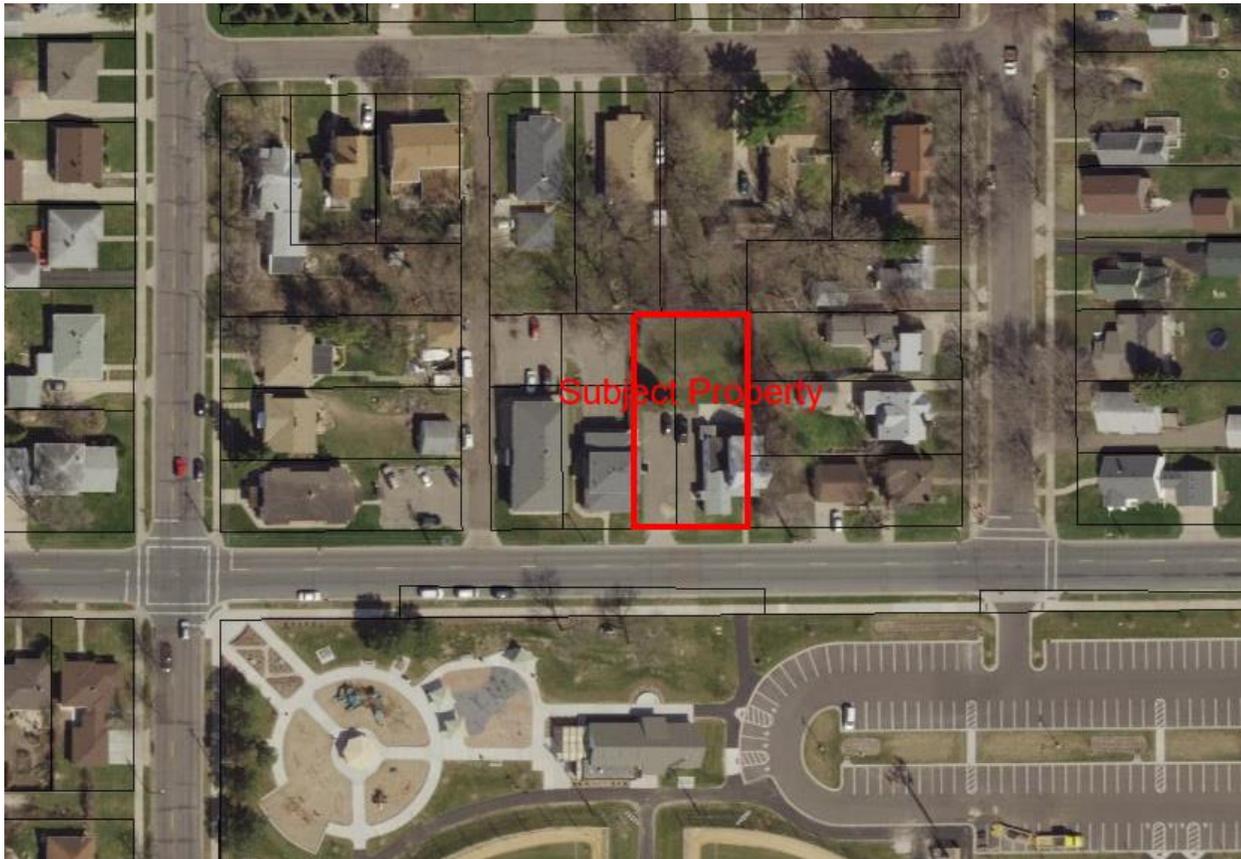
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## **REQUEST**

Donovan Tegg is requesting a Conditional Use Permit to allow a Two-family Dwelling in an R-4, Multi-family Residential District at 217 Bernard St. W.

### ***Attachments:***

*Application Package*  
*Notice*  
*Plans*



## **EXISTING LAND USES**

The subject property consists of an existing vacant single-family home. Adjacent properties to the west consist of multi-family apartment buildings. Adjacent properties to the north and east consist of two-family and single-family homes. The adjacent property to the south is Harmon Park.

## **ZONING**

The subject property and adjacent properties to the west are zoned R4, Multiple Family Residential. Adjacent properties to the north are zoned R2, Two-family Residential. Adjacent properties to the east and south are zoned R1, Single-family Residential.

## **ANALYSIS**

### **Zoning Ordinance**

Section 153.126 of the Zoning Ordinance requires a Conditional Use Permit to allow Two-family Dwellings in the R4 District:

#### 153.126 CONDITIONAL USES.

Within the R-4 Multiple-Family District, no structure or land shall be used for the following uses except by conditional use permit:

(C) Two-family dwellings



### **Proposal**

The applicant is proposing bring the existing building up to code as a duplex. Per the attached narrative and plans, the applicant is proposing a variety of improvements to the existing structure, including replacement of the water main, new framing, updated electrical throughout, plumbing work, new windows and doors, flooring and fixtures. In addition, the application is also proposing to replace the driveway and update the landscaping.

**Review**

Staff is recommending conditions of approval relating to obtainment of all required building permits for the proposed improvements, a rental license for units that are rented, separation of utilities (required for a duplex), resurfacing of the driveway, updating of landscaping, and repair of the water main.

Staff considered requiring an I & I inspection as a recommended condition however the rental license process will require the inspection by their first license renewal.

**STAFF RECOMMENDATION**

**Staff recommends APPROVAL of the CONDITIONAL USE PERMIT to allow a Two-family Dwelling in an R4 District at 217 Bernard St. W. subject to the following conditions:**

1. The applicant shall apply for applicable building permits.
2. The applicant shall apply for and obtain a rental license should one or both of the units be rented.
3. Separate utilities must be provided for each unit.
4. The applicant shall resurface the driveway and update landscaping of the property.