



**GENA**

**Zoning Committee Meeting**

**February 11, 2015**

Zoning Committee Members Present:

- Dan Bartoli
- Toki Rehder
- Maria Nevelson
- John Longacre
- John Christinzio

Board Members Present:

- Paul Rossi

Applicants and Community Members:

- Thomas F. Donatucci (applicant)
- Richard W. Hoy, Esq. (applicant's attorney)
- Dana Mitchell (community member)
- Joseph DeStefano (community member)

Agenda: 2405 South 21<sup>st</sup> Street

Applicant's Presentation

- This is an application to legalize 3 apartments.
- The house has been subdivided into three apartments for 30 years. The units are separately metered for utilities.
- Applicant's father and uncle owned building since the late 1970s.
- In the 1970s, they received a use permit for lawyer's office (basement) and 2 apartments.
- This application seeks to legalize residential use of the basement.
- No renovations or changes to height are proposed.
- 2 doors in front, side door goes to basement apartment.
- One apartment is unoccupied right now and space is being used as storage.

Zoning Committee Questions & Applicant Responses:

- Is this the highest and best use for the property? Is this appropriate in an area where 99% of the homes are single family? It has operated as a triplex for many years with no complaints from neighbors.
- Are there other estates that are multi-family dwellings? A few, one on the 2300 block is two-family, one across from Save-a-Lot is three-family.



- Why is applicant seeking a variance now? Tenant who fell behind on rent reported owner to L&I which led to a violation.
- Would this create a precedent requiring GENA to support future applications for triplexes? Any letter of support would be limited to the exact facts of this application – legalization of a use that has existed for many years.
- What if the property is sold to an owner who is less responsible than the current owner? The applicant has no plans to sell the property. He runs background checks on all tenants.

Neighbor Concerns & Applicant Responses:

- Will triplex have negative effect on property values of neighboring homes? It is better to have a fully used property. Basement is difficult to rent as commercial space.
- Will the owner need to install sprinklers? The owner will comply with any requirements for 3-family use.
- If 6 adults could legally occupy the house, could this cause parking problems if each adult has a car? There have been no complaints from the neighbors about parking.

ZBA hearing is scheduled for March 17, 2015.