

Development Activities Meeting Report (Version: 06/24/2020)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 1611 St. Patrick Street	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): SSSNA Applicant Resident
Parcel Number(s): Unknown	
ZDR Application Number: DCP-ZDR-2019-06763	
Meeting Location: via Zoom	
Date: October 27, 2021	
Meeting Start Time: 6:30pm	
Applicant: Indovina Associates Architects	Approx. Number of Attendees: 3
Boards and/or Commissions Request(s): Construction of three-story single-unit dwelling (2400 sf+) at 1611 Saint Patrick Street. ZBA for a variance (disturbance area will exceed the 50 percent threshold for development in the Hillside District).	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Applicant is proposing new three-story single-family residence. Lot is 5,109 sf and the building footprint is 1,335 sf. The home will be 4,000 sf. It is in the Hillside Zoning District and the maximum area of disturbance allowed is 50% in this district. We have to exceed that area of disturbance – proposing 69% site disturbance (disturbance area 3,525 sf). It's a very difficult site. Going to ZBA for exceeding site disturbance.

Adjacent to Quarry Field at the corner of Saber Way and St. Patrick Street. The property is triangular shaped. The property is currently vacant. The property has several slopes along both Saver Way and St. Patrick. Showed survey and grading plan. Nice flat area to build on. Existing retaining wall on St. Patrick will remain. Proposing a 9' asphalt driveway at the corner off of St. Patrick Street with a 5% slope that will then drive up the private parcel parallel to Saber Way. Trying to maintain existing grades as much as possible.

Part of our strategy is installing landscaping. No trees with a diameter 12" or greater will be removed. We are adding landscaping to code and probably in excess of what is required. Provided proposed plant and tree list. Plantings will be focused on the slopes.

Provided elevations from all sides. Contemporary aesthetic.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Did you purchase from Snail Houses?	That is our client.
Is the existing retaining wall is adequate?	We are looking to reinforce that wall; in discussions with DOMI as it is adjacent to roadway.
Can you give us a timeline of the project?	We originally submitted in 2019 and got PLI approval. Zoning is pending. We are also working with DOMI on the retaining wall issue. The owner would like to start soon, probably start construction in Spring 2022.
There's gas and water line replacement happening in this area and construction equipment has been stored across the street on a city-owned lot. Access may be difficult for many more months.	We are not aware of this. Thank you.
Do you have a GC selected yet or are you in the bidding process.	Not yet; after Zoning approval.
I hope this is approved. It's a difficult site because of the zoning not the severe slopes.	

Other Notes

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Planner completing report: Stephanie Joy Everett