

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: 621 Lenora St/ Two-unit residential	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Larimer Consensus Group Area residents and stakeholders City Planning (DCP) staff
Parcel Number(s): 124-E-317	
ZDR Application Number: DCP-ZDR-2024-04339	
Meeting Location: Kingsley Association	
Date: September 5, 2024	
Meeting Start Time: 6:00 pm	
Applicant: Ryan England	Approx. Number of Attendees: 27
Boards and/or Commissions Request(s): Zoning Board of Adjustment (ZBA) review and approval is needed for a use variance	

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.

<p>The applicant, Ryan England of CityStudio, presented the project which proposes interior and exterior renovations to an existing structure to be used as a two-unit dwelling.</p> <p>The applicant provided some background on the property, including that the original three-unit (2½ story) dwelling was built around 1930, but it never got a certificate of occupancy. The property is located in Hillside zoning district, which covers many of the steeply sloped areas in the city. In this case, the rear of the property slopes down to the valley of Negley Run Boulevard.</p> <p>The applicant explained that since the Hillside zone does not permit 2-unit dwellings, the applicant must apply for a change of use or use variance, which is reviewed and approved by the Zoning Board of Adjustment (ZBA).</p> <p>The applicant noted that the street does not have a lot of cars, so parking should not be a concern. There will be no addition to the existing structure, but rather working with what is there currently.</p> <p>A site plan was presented, showing yard setbacks. Floor plans for each level were presented, which the applicant noted the unit's large size. One unit will have 4 bedrooms and the second unit will have 5 bedrooms. The front porch will be shared between the tenants.</p> <p>The units will be rentals.</p>

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Who is the owner?	Tom Berna of Berna Construction is developing the property through a conservatorship.
Who is the conservator?	I don't have the specific name; It is likely an LLC, but Tom Berna is a name I can provide
Two families did live there in the past, I can confirm that	
What has been done so far?	Just clean-up work to repair leaks
Why is the conservator not here?	It is typical for the design team to present at DAMs
Why is this meeting needed?	This project is different than other larger projects; there is not as much impact; it is a city required meeting, because all use changes at the ZBA must have a DAM
Do you have tenants in mind? Will units be affordable?	We do not at this time; they will be priced at market rate
Without knowing who the owner is, this is concerning for the community. We need more info about market rate pricing.	
Do you have a good idea of the context?	Yes, we have done work in the area
What about back taxes?	It's a complex process, sometimes they are paid, other times they are not paid, depending on the legal process of conservatorship.
Who owned it before the conservator?	The past owner has likely passed away.
Does the conservator have to be non-profit?	There are some advantages to being a non-profit but not exclusive; a conservator may be an LLC, but they have to be located a mile from the property.
So, any individuals 1 mile for the property can be a conservator?	I am not an attorney, but that is my understanding.

Other Notes

The ZBA hearing is scheduled for October 10th

The Larimer Consensus Group is withholding their formal support until meeting with the owner/conservator.

Planner completing report: Christian Umbach, Senior Planner