

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of April 4, 2024

Members Present

- | | |
|---------------------------|--|
| ✓ Steve Gendler, Co-chair | Joyce Lenhardt |
| ✓ Chris Linn, Co-chair | ✓ Jean McCoubrey |
| ✓ Jan Albaum | ✓ Andrew Moroz |
| Jason Friedland | ✓ Camille Peluso |
| ✓ John Landis | ✓ Craig Schelter |
| ✓ Greg Lattanzi | Laura Lucas, President CHCA (ex-officio) |
| | ✓ Matt Rutt, VP Physical CHCA |

Others Attending:

Oleg Sokolov, attorney for 7929 Roanoke

Liz White, neighbor 8008 Roanoke

Jim Fagan

Melissa Degenhardt

Larry McEwen, Co-chair DRC

Anne McNiff, Executive Director CHCA

Celeste Hardester, Development Review Facilitator

Melissa Nash, recorder

The meeting opened at 8:05 PM by Chris Linn, co-chair. C Linn provided a brief overview of the process. 7929 Roanoke is the only item on the agenda. Intros were made by the committee members.

7929 Roanoke

•Presentation: (This is the first meeting for this project due to City's late notification.) Oleg Sokolov represented the owners. He explained the owners wish to apply for a Visitor Accommodation license (like a hotel license). The owners purchased the property in 2020 and are moving to accommodate a growing family. They wish to keep the property. The house has 3 bedrooms and 2 baths. It is located on a one block dead end portion of Roanoke below W Willow Grove. The rear of the property abuts a commercial property (fitness studio). The RCO notice letters have been sent to the addresses provided by the City. O Sokolov presented the proposed Airbnb rules. There will be no one night rentals. The rules would be posted on the Airbnb site. John Landis noted that the committee can attach provisos to its recommendation. O Sokolov noted that the variance would not run with the property. Airbnb offers sensors that detect smoking, noise, wi-fi use, and entry keypad use. All can help monitor adherence to the rules. A contact info sheet will be posted to be visible from the outside. A neighbor at 36 W Willow Grove has sent a letter of support. 7931 Roanoke has been contacted. The owner is working on personally contacting others personally. Jan Albaum asked about the notification letters. They were sent out on March 28. The letter provided the date and time of the RCO meeting on 4/16. The ZBA hearing is May 15. Camille Peluso asked if a regular rental had been considered. The owners ran the numbers and the short term made more sense. J Landis noted that this application is hard to judge without neighbor input especially in this area with a dense population with small lots and close neighbors. Jean McCoubrey added that the dead end street is special with only 5 properties on it. She asked about the number of parking spaces on the property (not known) and if there would be street parking available. J Landis noted that the street is like an alleyway and has no street parking. It was asked if the owners were moving nearby or if a management company would be employed. J Albaum suggested limiting the

number of occupants. At present, 3 couples would be the maximum. This seems excessive. Andrew Moroz noted the hardship based on dimensional limitations was not valid. O Sokolov noted that the nearest neighbors are most impacted. J Landis suggested the owners host a neighbor info session. C Linn noted that it is important to know as much as possible. O Sokolov stated that the get together is a good suggestion.

- Comments/Questions: Albaum suggested limiting rentals to a single family. C Peluso noted that this is a small space. O Sokolov agreed that the house is more suitable for a family. Liz White, a neighbor at 8008 Roanoke, stated that the neighbors were not noticed for this meeting. It is a tight-knit community. She asked about the hardship as there is limited parking and a hotel nearby. She believes there is one parking space for the house. (Chris Linn's computer froze, so S Gendler took over the chair.) S Gendler stated that the committee does not always vote. There is a need for more information and there is no urgency shown. The project can be tabled with a vote later. A Moroz noted that this project cannot be supported without overwhelming neighbor support. There was a question about the minimum length of a rental. C Peluso stated that an owner should be part of the meeting. There was discussion about how to continue this project. Celeste Hardester noted that this may require a ZBA continuance. O Sokolov stated that he will work on the questions. J Landis asked why not regular rental vs visitor accommodation. (C Linn returned to the meeting.) C Linn stated that the committee has agreed to table the project. The RCO meeting will not be on April 16; the RCO notices need to be updated. O Sokolov will resend the letters but may not send as registered. The new schedule will be LUPZC on May 2, DRC on May 21, and CHCA Board on May 23.

Committee Business

- Approval of minutes: The March 2024 minutes were reviewed and approved as submitted.

- Committee discussion: Matt Rutt stated that he, Celeste, and Anne are working on guidelines for applicants who are applying for the visitor accommodations variance. J McCoubrey asked about how the City would treat short accommodation made through a trade-off platform. This is not known.

Adjournment

- The meeting was adjourned at 9:30 PM.