

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of May 2, 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
Amy Laviers Minnich, owner 7929 Roanoke
Brooke Kruemmling, near neighbor
Caroline Holmes, near neighbor
Brianna Herron, near neighbor
Alan Silverblatt, neighbor
Agnes Moriuchi, neighbor
Patricia Cove, HDAC
Larry McEwen, Co-chair DRC
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting opened at 8:00 PM by Steve Gendler, co-chair. The minutes for April were reviewed. There was a correction that added the word “overwhelming” to Andrew Moroz’s statement. It was moved that the minutes be approved with that correction. The motion was seconded; the minutes were approved. Intros were made by the committee members.

7929 Roanoke

•Presentation: Oleg Sokolov introduced the project. The owners of this property wish to operate a Visitor Accommodation and need to obtain a variance for this. S Gendler presented an overview of the Visitor Accommodation rule. The law was established in 2013. There are other designations for various rentals. Some issues the City is concerned about include parking, neighbor support, structural sustainability, rental lengths, and trash management. O Sokolov indicated that he has received letters of support from near neighbors. (One letter is from a tenant, not the owner.) A neighbor, Caroline Holmes asked why the notification letter was not sent to all neighbors. Celeste Hardester explained the general notification letter and the near neighbor notifications. Photos of the property were shown. Amy Minnich, the owner, stated that the family has moved to 151 W Springfield but wish to keep this property as a place for friends when they visit, as a nanny space and as a space for visiting collaborators for her company. She has reached out to neighbors and received the 4 support letters and did not receive support letters from 2 additional neighbors. There was no response from one neighbor. S Gendler summarized the letters : 4 in support, one opposition letter and one no response. O Sokolov stated that there is acceptance of time frame provisos and tech supported safety.

•Committee/Neighbor Comments/Questions: S Gendler asked about the number of people occupying the property and the length of stay as a 3 day minimum. A Minnich suggested 6 adults and a 2 day minimum. Andrew Moroz noted that the committees had received a similar proposal with employees using the space and Visitor Accommodations used as infill. John Landis noted that the street is very narrow with no on-street parking. It was noted that one neighbor uses a space in another property. He also expressed concern about the number of unrelated people occupying the house. Camille Peluso asked about the number of properties on the street. There are 6. She also asked about how the number of visitors would be enforced. Jan Albaum expressed concern about the short term rentals and issues with neighbors, including those selling their properties. Joyce Lenhardt suggested neighbors want a full-time neighbor and pursuing a longer lease. She also noted that a longer stay facility would also require a license. Jean McCoubrey stated that all neighbors should be onboard and that there is a difference between this location and a Germantown Avenue location. Greg Lattanzi stated that he agrees with J McCoubrey. There are other Airbnb's nearby. This would spoil the intimacy of the block. C Holmes asked about the need for this use. O Sokolov noted a financial hardship. C Holmes noted the use is not permitted – just accept the refusal. It was noted that this would not change the zoning but would be an allowed exception. A Moroz noted that the state Supreme Court has ruled that this use is not compatible with residential zoning. C Peluso noted that owning 2 homes is not a hardship. A Minnich noted that they wish to house out of town guest. They will sell the house if they cannot. Brooke Kruemmling noted that their back yards touch, but that she had no neighbor outreach. Neighbors know each other, so long term rental would work. Posting on Airbnb is a slippery slope and parking is too tight.

•Committee Action: A Moroz moved that the committee cannot recommend support for the variance. The motion was seconded by C Peluso. J Landis noted that the applicant was open about the action but that the property is not appropriate for this use. S Gendler noted that this creates a new class of landlord. He suggested further exploration of long term rental. The vote was unanimous in support of the motion.

Adjournment

•The meeting was adjourned at 9:04 PM.