

**LAND USE MEETING**  
**1474 BROOKLYN AVENUE - REZONING APPLICATION**  
**March 20, 2024**



**Attendees:** Ansley Goddard, Ron Grunwald, Alex Polpom, Mark Foley, Tim Cason., Adam Balthrop, Greg Curtis, Gregg Dunning, Jason Braverman, Kay Koch, Kellyann Dunning, Mark S, John Lindsey, Brad Raber, John-Cole Garwick, David Touwsma, Laura Matura, Rick Harlow, Fernando Brown. Palmer Houchins, Cathryn Houchins

- 1474 Brooklyn Ave Rezoning Existing R4 to R4B
- Side yard of corner lot is called a side front yard
- Was originally trying to build an ADU but could not because of the corner lot - could not add an accessory dwelling unit
  - Rezoning would allow for smaller lot size
  - one lot 42 ft wide lot and second lot would be 49 ft wide
- ADU's cannot be over 750 sq ft so his current house cannot be the ADU because it is 1,025 sq. ft.
- Setbacks by zoning:
  - R4: 35' front, 7' side, 15' rear
  - R4B: 20' front, 5' side and rear (allows for a 2,800 sq. ft. lot)
- **Q:** Does not utilize all of the space available, is there anything preventing that in the future?
  - A: No, this would be a zoning with conditions that would run with the zoning. These would be agreed upon with the City. Even if the lots are sold in the future, these restrictions are still in place.
- **Q:** Was there ever consideration of existing the current house?
  - Would prefer a separate structure for parents. Hard to marry a 1940 house with a larger expansion.
- **Q:** This will not be multi family? Why don't you do it as a guest house?
  - A: No, it will be an ADU for aging parents. The current zoning does allow for ADU's or a guest house in that set back because it is considered a front yard..
- **Q:** Have you talked to the neighbors?
  - Have spoken to one of the neighbors. They are both LLC's. Need to get buy-in from both neighbors. Check with the City about posting requirements for the sign.
- **Q:** 495 Trabert resident - one lot removed from this property. Voicing support for the subdivision and upzoning. Would be in support of R5 or MRC.
- **Q:** Who does the drainage easement?
  - A: It is assumed - not recorded. With the City site development, I would be able to re-route it. Re-route has to stay 10' off each side of the pipe. It is required to

build the house. You cannot build on top as-is. Construction crew would be doing this.

- **Q:** Are you still doing the garage that you originally wanted to do?
  - There will be a new driveway or a drive under carport.
- **Q:** Do you have to build sidewalks?
  - A: They would not attach to any that exist, but was told that in a rezoning they need to be shown in the plan. For now it is shown. Can we put this as a condition?
- **Q:** Can you talk about your focus on investment in rental properties and how that plays into this?
  - All of my rental properties are in Douglas County.
- **Q:** You moved in in December of 2022. How do we know that you are legitimately doing this for your parents or an opportunity to rent out?
  - Has a sister in Midtown, trying to keep the family close. They are currently in Douglasville so this seemed like the most feasible option.
- **Q:** Would this set a precedent for others trying to subdivide lots?
  - It could. People could go back to this and use it as an example. There is one lot that is R4A at the corner of Steele and Garden.
- **Q:** Live on Kenwood, say the rezoning gets approved, is there a separate process for construction?
  - If zoning is approved, by right he can build anything within R4B. He would still have to go through subdivision but those are not public processes.

**Q:** Express support for the project.

- **Vote**
  - R4B conditions of front yard 25', side yard 5', rear yard 15' minimum lot area at 4,000 sq. ft. max lot coverage 50%. Max FAR at 0.5. Max building height is the same. Propose that the sidewalk \$\$ go to a neighborhood fund. (sidewalk waiver)
    - \*Ron Grunwald: Support
    - \*Ansley Goddard: Support
    - \*John Lindsay: Support
    - \*Rick Harlow: Against
    - \*Kay Koch: Against
    - Tim: Support
    - \*Mark Foley: Support
    - \*John Cole Garwick: Support
    - \*Kellyann Dunning: Against
    - \*Jason: Support
    - \*Greg Curtis: Support
    - \*Laura Matura: Support
    - \*Fernando Brown: Against
    - \*Adam Balthrop: Support
    - 11 vs 4 in support