

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: 131 Meridan St (2-Unit Residence) | Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): MWCDC DCP staff Applicant |
| Parcel Number(s): 6-M-102 | |
| ZDR Application Number: DCP-ZDR-2023-01799 | |
| Meeting Location: Zoom | |
| Date: May 9, 2023 | |
| Meeting Start Time: 6:30pm | |
| Applicant: James Beiler (Lead carpenter for Three Rivers General Contracting) | Approx. Number of Attendees: 4 (including staff and applicant) |
| Boards and/or Commissions Request(s): ZBA for 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.

The applicant shared that the project is being built for the owner of 131 Meridan St. Requesting a change of use for zoning in order to create a two-unit dwelling in a single-family zone. Plan to refurbish an unfinished basement, which will become a new a unit. The unfinished basement is currently bare block and concrete and was not considered a basement since there was no access to owner's living space from the interior. Entry door to basement is from exterior backside of home. Area used as storage previously. Owner wants to expand living space and have an in-law suite. Does a lot of work from home and wants to set up office down there too. Owner has a child and wants option there if needed for kid in future when grow up. It will be a simple one-bedroom apartment. There is a set of stairs traveling along the exterior of the building and a small deck in the back.

Applicant showed images of garage floor above basement – 5 inches of reinforced concrete, steel decking and steel Y beams. Showed steps and where the office space would be. Identified interior rooms and spaces proposed, including for kitchenette and for bedroom. Showed floor plans with a hand-drawn sketch which detailed the bedroom, bathroom, kitchenette, and office space. Showed where stairs are along the side and the entry doorway location, with dimensions. Intends to have a laundry area with full bath and shower.

Applicant shared their plan to have basic finishes, with 2x4 framing along exterior walls everywhere, with insulation, dry wall, paint. One row of cabinets in kitchenette. One egress window in office is likely not possible, but need window in bedroom per code for emergency exit out of bedroom (underneath stairwell outside).

Provided layout for stair and deck. Showed exterior stairs relative to grade, referenced multiple landings, and showed where ground level is as exists now. Carpenter recommended that owner remove some of the exterior stairs and

replace one of the decks in which wood is not of good condition, and instead extend deck across and then have new continuous flight of stairs down. One continuous flight of stairs would be more fluid. Provided heights of posts and how will support new staircase. Described way to allow space for head room for someone to exit the egress window and described the plan to put in small retaining wall to accommodate that.

Input and Responses

| Questions and Comments from Attendees | Responses from Applicants |
|--|---|
| Could you clarify your role on the project and if going to ZBA? | Yes. I'm the lead carpenter for Three Rivers General Contracting on the project. I am the main person on site most of the project construction doing the actual work. I have a project manager above me who largely delegates the work to me. |
| Could you restate the address? | 131 Meridan Street |
| <i>[In response to applicant question about timeline, DCP staff clarified timeline for applicant and the process with ZBA]</i> | |
| <i>[There were no additional questions]</i> | |

Other Notes

MWDC provided its email address that community members could contact to provide comments after the DAM and MWDC also recorded the meeting in case community members were interested in reviewing it.

Planner completing report: Thomas Scharff, Senior Planner