



To: Architectural Review Board
From: Zachary C. Hounshell, Planner I
Date: June 24, 2020
Initiated By: Jennifer M. Rauch, AICP, Planning Director
Nichole M. Martin, AICP, Planner II
Re: 19-040ARB-MPR – Schmitt Residence Extension Request

Summary

A request for a six-month extension of the Board Order for 19-040ARB-MPR, incorporating the prior approval of 18-074ARB-MPR, has been submitted in accordance with the Zoning Code Section 153.073(E)(3)(d)(2) which states "The ARB may approve one six-month extension of the final approval upon written application prior to the expiration of date of the approval. The extension may be granted provided the Board finds that the reasons for the extension were beyond immediate control of the applicant."

Background

The applicant originally submitted an application for the construction of a new 720-square-foot building addition, covered porch, and associated site improvements in 2018 (Case 18-074), which was conditionally approved on December 19, 2018. One condition required the applicant return to the Board with a revised chimney design prior to the issuance of a building permit. A new application (Case 19-040) was submitted that retained all the previously approved design elements with a revised chimney design. The application was approved on June 26, 2019. Since this was the last recorded approval date for the project, the applicant has until June 26, 2020 to request an extension of approval.

In May 2020, the applicant contacted staff requesting an extension of approval for the application. The applicant has provided a letter of request identifying the circumstances beyond their control, which is provided in the Board's packets. It should be noted that the extension request is not a review of the already approved application, since no changes to the plans are being proposed. Should the Board approve the extension request, the applicant would have until December 26, 2020 to apply for a building permit with the City. After this date, the approval would be void and the applicant would be required to apply for another Minor Project Review to be review and approved by the Board.

Recommendation

Planning Staff is recommending approval of the extension request.