



HARC
Minutes
Virtual Regular Meeting
June 04, 2020
5:30 p.m.

Attendees: Chairman King, Vice-Chair Coltharp, Petraitis, Wainscott, Jones

APPROVAL OF MINUTES

Chairman King offered the following Motion:

I move that the reading of the minutes for December 9, 2020 be waived and that the minutes of said meeting, prepared by the secretary, be approved with as written.

The Motion was seconded by Member Petraitis and adopted (5). Yea (Chairman King, Vice-Chair Coltharp, Petraitis, Wainscott, Jones); Nay (0).

COA2020-022

Case #: COA2020-022
Property Address: 525 N. 8th Street
Applicant/Owner: Jim Carrigan

Member Coltharp Offered the following Motion:

I move that the requested five-foot side yard variance be denied.

I further move that the Commission approve a three-foot side yard variance, because:

- (1) The requested variance arises from special circumstances, which do not generally apply to land in the general vicinity or in the same zone; and
- (2) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Motion was seconded by Member Wainscott and adopted (5). Yea (Chairman King, Vice-Chair Coltharp, Petraitis, Wainscott, Jones); Nay (0).

COA2020-031

Case #: COA2020-031
Property Address: 625 N. 6th Street
Applicant/Owner: Riff and Karen Turner

Member Jones Offered the following Motion:

I move that this Commission find as fact that the proposed Project at 625 N. 6th Street conforms with the standard of historical integrity set forth in Section 126-115 of the Paducah Zoning Ordinance and that this Commission specifically finds as fact that:

- The proposed action is in harmony with the wording and intent of the Ordinance;
- The proposed action is complementary to all conforming structures within the zone; and
- The proposed action is in conformity and complies with a majority of the design guidelines and Secretary of Interior Standards for Rehabilitation.

I further move that the requested approval for the Certificate of Appropriateness be given to:

- Construct new house and detached garage as presented in the application and supplemental materials dated March 13, 2020, with the exception of wrought iron railing. Porch railing shall conform with approved materials for porch trim and details (e.g. wood, cement fiberboard, or high-density polymer) and be a maximum of 30” high tall.

The Motion was seconded by Member Petraitis and adopted (5). Yea (Chairman King, Vice-Chair Coltharp, Petraitis, Wainscott, Jones); Nay (0).

CZC2020-032

Case #: CZC2020-032
Property Address: 505 Fountain Ave.
Applicant/Owner: Gary Dick

Member Petraitis Offered the following Motion:

I move that this Commission find as fact that the proposed Project at 505 Fountain Avenue conforms with the standard of historical integrity set forth in Section 126-120 of the Paducah Zoning Ordinance and that this Commission specifically finds as fact that:

- The proposed action is in harmony with the wording and intent of the Ordinance;
- The proposed action is complementary to all conforming structures within the zone; and
- The proposed action is in conformity and complies with a majority of the design guidelines and Secretary of Interior Standards for Rehabilitation.

I further move that the requested approval for the Certificate of Zoning Compliance be given to:

- Construct new carport and storage area as presented in the application and supplemental materials dated May 18, 2020.

The Motion was seconded by Member Coltharp and adopted (5). Yea (Chairman King, Vice-Chair Coltharp, Petraitis, Wainscott, Jones); Nay (0).

COA2020-033

Case #: COA2020-033
Property Address: 505 Martin Luther King Junior Drive
Applicant/Owner: Jacinda Streufert

Member Wainscott Offered the following Motion:

I move that this Commission find as fact that the proposed Project at 505 Martin Luther King Jr. Drive conforms with the standard of historical integrity set forth in Section 126-115 of the Paducah Zoning Ordinance and that this Commission specifically finds as fact that:

- The proposed action is in harmony with the wording and intent of the Ordinance;
- The proposed action is complementary to all conforming structures within the zone; and
- The proposed action is in conformity and complies with a majority of the design guidelines and Secretary of Interior Standards for Rehabilitation.

I further move that the requested approval for the Certificate of Appropriateness be given to:

- Construct an ADA accessible wood ramp and front deck, as described in the application packet dated March 12, 2020.

I further move that:

- (1) The requested variance arises from special circumstances, which do not generally apply to land in the general vicinity or in the same zone; and
- (2) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

I further move that this Commission approve a variance for off-street parking requirements.

The Motion was seconded by Member Jones and adopted (5). Yea (Chairman King, Vice-Chair Coltharp, Petraitis, Wainscott, Jones); Nay (0).

COA2020-048

Case #: COA2020-048
Property Address: 611 N. 6th Street
Applicant/Owner: Traci Clark

Member Coltharp Offered the following Motion:

I move that this Commission find as fact the request for a similar principal permitted use would not impair the historical integrity of the historic neighborhood.

I further move to approve a similar principal use permit to allow for an existing accessory structure at 611 N. 6th Street to be used as a residential unit as described in the application packet dated May 28, 2020.

The Motion was seconded by Member Wainscott and adopted (5). Yea (Chairman King, Vice-Chair Coltharp, Petraitis, Wainscott, Jones); Nay (0).

COA2020-057

Case #: COA2020-057
Property Address: 618 Monroe Street
Applicant/Owner: First Presbyterian Church / Chris Jones

Member Petraitis Offered the following Motion:

I move that this Commission find as fact that the proposed Project at 618 Monroe Street conforms with the standard of historical integrity set forth in Section 126-115 of the Paducah Zoning Ordinance and that this Commission specifically finds as fact that:

- The proposed action is in harmony with the wording and intent of the Ordinance;
- The proposed action is complementary to all conforming structures within the zone; and
- The proposed action is in conformity and complies with a majority of the design guidelines and Secretary of Interior Standards for Rehabilitation.

I further move that the requested approval for the Certificate of Appropriateness be given to:

- Restore front porch as presented in the application and supplemental materials dated May 28, 2020;
- Paint exterior trim, windows and doors, and porch with historic paint pallet;
- Remove hackberry tree on north west corner of house.

The Motion was seconded by Member Coltharp and adopted (4). Yea (Chairman King, Vice-Chair Coltharp, Petraitis, Wainscott); Nay (0); Abstain (Jones)

COA2020-058

Case #: COA2020-058
Property Address: 301 N. 6th Street
Applicant/Owner: Jewel and Pearl Jones

Member Wainscott Offered the following Motion:

I move that this Commission find as fact that the alteration to the porch columns at 301 N. 6th Street do not conform with the standard of historical integrity set forth in Section 126-115 of the Paducah Zoning Ordinance, the Secretary of Interior Standards, or the Lowertown Neighborhood Design Guidelines.

I further move that the request for approval for the Certificate of Appropriateness to repair and replace the front porch columns be done by administrative approval following receipt of additional information regarding repair efforts. If replacement, the porch column shall more closely match original appearance with integration of handrail.

The Motion was seconded by Member Coltharp and adopted (5). Yea (Chairman King, Vice-Chair Coltharp, Petraitis, Wainscott, Jones); Nay (0);

OTHER: None

DISCUSSION:

Members discussed need for outreach to property owners in Fountain Avenue and Lower Town neighborhoods. Members noticed projects being constructed in neighborhoods that had not received HARC approval. There is a renewed need to inform and educate about HARC process. Staff to send out flyer to property owners. Staff mentioned that Planning Department has revised public meeting notice to be more informative about HARC process and projects under review.

ADJOURNMENT: 6:50 pm

Minutes Recorded by Staff: Katie Axt, Principal Planner