

Response to Public Comment – Non-Use Variance Application

File #: NVAR-25-0004

Response to Public Comment

We appreciate the thoughtful feedback submitted by Ms. Amanda Demarco, a long-standing member of the Beacon Street community. Her concerns are both understandable and valued, particularly given her decades of experience observing changes in the neighborhood. Below is our response to the specific issues raised:

1. Density and Neighborhood Character

The proposed subdivision will maintain the existing R2 zoning and allow for two single-family homes, consistent with many other lots in the area—especially corner lots. This approach does not exceed what could otherwise be developed under existing zoning allowances, such as a duplex or an ADU. Our goal is to contribute to neighborhood continuity by respecting existing form, setbacks, and lot patterns.

2. Parking

Each new lot will provide required off-street parking, and the corner-lot layout allows for efficient and discreet parking access. The subdivision will not reduce the amount of on-site parking, and no increase in on-street parking demand is anticipated as a result of the proposed project.

3. Drainage and Site Stability

We take site drainage and soil conditions seriously. Any new development on the site will be required to comply with engineering standards for drainage and foundation design. As part of the subdivision and building permit process, we will complete all necessary investigations and implement solutions that ensure no negative impacts to adjacent properties in accordance with City Code.

4. Traffic and Pedestrian Safety

As part of the subdivision process, we will be required to install a sidewalk along Taylor Street, which will enhance pedestrian safety in the area. While the project adds only one additional unit and thus a negligible traffic impact, the sidewalk addition is a tangible infrastructure improvement that aligns with the City's goals for increased walkability and safety.

5. Community Impact

We share the community's desire for thoughtful and appropriate development. This proposal supports the City's goals around gentle infill, affordability, and increased housing access while remaining consistent with the character and scale of the neighborhood. The proposed use reflects both historic platting and emerging best practices for sustainable neighborhood growth.