

**SUMMARY OF MINUTES FOR
CEDAR PARK NEIGHBORS ZONING COMMITTEE MEETING
OCTOBER 18, 2022, 7:00PM, VIRTUAL MEETING**

Main item:

Use variance request for 5015 Cedar Ave, which is currently zoned RSA-3 and the owner intends to use it as 4-unit apartment

Present at the meeting:

- 7 members of the CPN Zoning Committee
- 9 other members of the community (including a number of near-neighbors to the property)
- 2 applicants for the variance at 5015 Cedar (neither currently resides at the property).

The two applicants are the widow and daughter of the previous owner, who passed in May 2020, after which his widow inherited the property. The property had been used for years as a multi-family rental property. The basis for the applicants' request for a variance was that the property, which had been zoned multi-family, was accidentally rezoned as a single-family property in the process of applying for a rental license. Hence the widow, now the owner, was asking for the original zoning to be restored, as it had never been her intention to change it and she still wants the property to be a multi-family rental.

The applicants agreed that there had been problems with the property (neighbors had identified trash buildup and an outstanding code violation). The applicants promised to hire a manager to look after the property on an ongoing basis.

After the presentation and discussion with the applicants, the applicants left the meeting and a discussion was held among the remaining community participants. At the end of this discussion, a vote was called and the results were as follows:

Support the request: 10

Oppose the request: 0

Abstentions: 1

Other business:

48 & Chester Ave – Applicant postponed rehearing before ZBA to November 15 at 9:30 AM. 5000 Warrington – briefs have been submitted on both sides and there have been some date pushbacks because of general delays. Hearing possibly in December before Christmas.

No other news.

A question was asked about 1000 S. St Bernard and why there is a work-stop. No one is sure. A Committee member will investigate the issue.