

TO: Urban Design Committee

FROM: Ed Zimmer

RE: Agenda of September 11, 2013

DATE: September 6, 2013

Item #2 is an appeal of a denial of a building permit for a house at 3313 S. 40th under the Neighborhood Design Standards. I have not yet received the formal letter of appeal but did receive an email request on 8/29/13 (attached). The site plan and street elevation are also enclosed.

My denial was based primarily on the requirement that garages shall follow the pattern of the majority of houses on the same and facing block. In this area just north of Sheridan Blvd., the pattern is for garages to be in the rear of the house, not the front as shown in the proposal. Other items include the 32' width of pavement in the front yard (20' maximum permitted), and the omission of a front porch of at least 50% of the width of the front and 10' of depth (unless other examples on the block can be cited with smaller porches). Some of these items can be addressed rather easily, but the garage placement is clearly more crucial.

Item #3, the entryway project for Cornhusker Highway (including from the airport to I-180) and for I-180 has been reviewed by the Committee previously. Parks & Rec. Dept. will present more detail of the project's design development.

Item #4 is a sidewalk café for Cornhusker Hotel at 13th & L. The preliminary design wrapping the 13th & L corner did not meet certain legal requirements. I have not yet seen the revised design.

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