

OXFORD PLANNING COMMISSION

MINUTES

APRIL 2, 2019

The regular meeting of the Oxford Planning Commission was called to order by the Chairman, David Baker, on Tuesday, April 2, 2019, in the meeting room of the Oxford Community Services Building, at 6:00 p.m.

Other commission members in attendance were Steve Mroczek, James Reed, Edwin Miller, and Bruce Beglin.

The minutes of January 8, 2019 were approved and accepted as distributed.

REVIEW OF REQUEST FOR AN APPEAL

The commission met with Calep Boyd and Lauren Luik, property owners of 700 S. Morris Street, along with their residential designer, Timothy Kearns, to discuss their request for an appeal to install a new front porch on their home which would face out onto S. Morris Street. Mr. Kearns explained that the property currently has a small stoop and door facing S. Morris Street and that the owners are looking to build a more traditional looking front porch. The property is a corner lot and the house, in its entirety, is built within the building envelope favoring W. Pier Street. The porch the owners want to add would encroach 9'6" +/- ft. into the corner setback of 25'. The property was part of the Tred Avon Subdivision which was developed and approved in 1979. The property, at that time, was part of the "R-3" zoning and the sideyard setback, oriented towards S. Morris Street, was 8'. At some time, the property was changed to "R-1" and the setbacks changed to 25'. Additionally, the parking on that property as it exists today requires one way or the other backing in or out of S. Morris Street. Currently the owners have no parking facing S. Morris Street but there is public parking available on W. Pier Street. The proposed porch would be plain with extra fenestration like a typical corner house, and the parking would be redone to utilize an existing curve cut that is on W. Pier Street so that the owners can obtain two (2) off-street parking spaces. A couple of trees on the property would have to be removed but they would be replaced with new planting beds. Total coverage on the property, with the proposed additions, would be at 39.6%. Chairman Baker noted that the proposed new parking area would create an area so that the parking would be in front of the house whereby people would see the owners' cars. Mr. Boyd responded that the parking would be fairly unobtrusive and that they would put in grass and landscape the area as to give it a more complete look. Chairman Baker noted thought should be given in landscaping the space of the driveway area as the town ordinance does state that corner lot properties should not obstruct the visibility between 2' and 10' from the street and that currently the property does have a hedge that makes it hard to see around when coming out of W. Pier Street. However, he added that the placement of a driveway is at the owner's discretion and can come right up to the property line. Mr. Miller asked how the proposed new porch would line up with the neighbor's porch at

702 S. Morris Street. Mr. Kearns responded that he had tried to somewhat keep the existing footprint of the small porch area that the owners already have. The new porch would line up slightly in front of the 6' length on the south side and within 1' of the north side of that porch. The neighbor at 702 S. Morris Street, Candace Shattuck, spoke stating that she thought the new proposed porch would be a plus to the neighborhood, with hopes that the new landscaping and screening would not block her current view of the area. Mr. Kearns stated that all that was taken into consideration in planning for the new porch. Chairman Baker summarized that this application was for a variance to the South Morris Street setback for part of new front porch which would be 96.33 square feet, plus steps, and that the Board of Appeals requires the Planning Commission to review appeal applications and give a recommendation. A motion was made by Mr. Mroczek to deny the application but to suggest that The Board of Appeals look favorably on the request for a variance. The motion was seconded and the motion carried with the following vote:

David Baker - Yea
Jim Reed - Yea
Steve Mroczek- Yea
Ed Miller - Yea
Bruce Beglin - Yea

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk