

## Department of Planning and Zoning

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**TO:** Development Review Board  
**FROM:** Ryan Morrison  
**DATE:** June 5, 2018  
**RE:** 18-0683CA/AP; 600 South Willard Street

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**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPELLANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: RL                      Ward: 6S

Owner: Greek Orthodox Church

Appellant: Josette Noll

**Request:** Appeal of administrative approval of zoning permit 18-0683CA for new and replacement walkway lighting on the church property.

### **Overview:**

The appellant is seeking reversal of the administrative approval of zoning permit 18-0683CA, for new and replacement walkway lighting on the church property. ZP18-0683CA was issued on March 27, 2018. The walkway, leading from South Willard Street to the main entrance on the building's south wall, is lined with six light fixtures (3 existing, 1 replacement, and 2 new) before it reaches the church's main entrance level. Three new light fixtures line the south wall of the building. While required outright, the zoning permit application was submitted in response to a violation warning letter for the unpermitted installation of the exterior lighting.

The appeal was submitted on April 11, 2018, within the 15-day appeal period.

**Recommendation:** **Uphold administrative approval** based on the following findings and conditions:

### **I. Findings:**

#### **Timeline:**

- **February 13, 2018** – Application ZP18-0683CA submitted.
- **February 26, 2018** – Application ZP18-0683CA deemed complete.
- **February 26, 2018** – Additional information requested.
- **March 27, 2018** – Restarted review after additional information was submitted.
- **March 27, 2018** – Administrative approval for ZP18-0683CA.

**Appellant's Request:**

1. *The appellant requests that the applicant meet with neighbors to discuss, resolve and compromise the issue of their commercial lighting in our residential neighborhood. Suggestions of a dimmer and a timer would be options to discuss.*
2. *It's not residential to have all those extremely harsh, bright street lights blaring into our bedrooms and bathrooms all night long. It's too commercial for our residential neighborhood not to say the least about conserving energy. There is no need for such commercial lights in our quiet dark-at-night residential setting. It used to be dark at night. Now it's like we live downtown on Church St. or at Walmart parking lot.*

**City's Response:**

ZP18-0683CA was approved in accordance with the regulations of Sec. 5.5.2, *Outdoor Lighting*. Specifically, Sec. 5.5.2 (f) 2, *Walkway Lighting*, states “*Outdoor lighting of walkways, alleys, and pedestrian paths shall comply with the following standards:*

- C. *Lighting fixtures other than full cut-off fixtures may be used but shall be designed to minimize glare, direct illumination downward, and shall have an initial output of no more than 1,200 initial lumens.”*

The approved walkway lighting fixtures have a frosted glaze to minimize glare, are hooded to prevent illumination of the night sky, and have 800 initial lumens. These lights comply with the requirements of Sec. 5.5.2 (f) 2, and were correctly approved.

**II. Recommended Motion:**

Uphold the administrative approval of ZP18-0683CA.