

Hyde Park Neighborhood Council

IDC 81 Mt Lookout/Hyde Park Working Group

Priorities for working group recommendations (submitted by Gary Wollenweber)

I have mixed feelings about appropriateness lot splits and subdivisions so I will abstain for now. I am more interested in changes that could be made to the zoning code to encourage the type of development we would like to maintain traditional HP and ML homes. These could be in form of a conservation overlay if not appropriate for entire City.

1. Amount of paved front yard shall not exceed 40% in a SF-6. An example of excess paving is a teardown and resulting new construction at 1351 Michigan where approximately 80% of front yard is now paved.
2. The 40% projection allowed from front façade must be on the first floor not taken vertically as in new construction on 2872 Erie
3. Flat roofed 3 story residences should not be permitted as in new construction on 2872 Erie
4. The first floor/basement front façade garages are ugly and should be discouraged. These are beginning to be prevalent for new construction.
5. Front porches should be encouraged by allowing more sq. ft. development, compatible with established neighboring homes set back, if an open front porch is developed. Closed front porches should be discouraged/prevented.
6. Roof pitch should be encouraged to be near 1:1 with single gable or multiple dormers facing front