TO: Board of Adjustment  
FROM: Development Review Committee  
DATE: March 3, 2023  
RE: Board of Adjustment – App. 2790: 176 Walnut Street (Anne Marie Gauntlett) Block 2306, Lot 20. Site plan and use variances to convert a three-family multifamily dwelling to a five-family multifamily dwelling.

On March 2, 2023, the Development Review Committee discussed a site plan application for the property referenced above. The Committee had the following comments and recommendations:

1. The parking area should be expanded to the east to provide a wider drive aisle for better vehicle egress maneuverability.
2. Consider relocating the trash enclosure to provide better access to the parking spaces.
3. The trash enclosure must be on a concrete pad for sanitary reasons. The enclosure must be enclosed on all sides with a roof and gates.
4. Consider removing pavement from the north portion of the site adjacent to the shed to offset the recommended increased impervious coverage associated with point 1 above.
5. The landscape plan should include the location, size, and species of existing trees onsite.
6. The tandem parking spaces in the north portion of the site should be widened.