DATE: August 30, 2019  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of August 29, 2019, Zoning Committee Hearing

### NEW BUSINESS

<table>
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<th>Recommendation</th>
<th>Staff</th>
<th>Committee</th>
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<td>Approval with conditions</td>
<td>Approval with conditions</td>
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1. **Rice Street Flats (19-073-652)**  
   Conditional use permit for a building height of 45 feet, setback variance for balconies (7’ proposed/10’ required west side; 5’6” proposed/6’ required northside), and variance to allow no primary building entrance from Sycamore Street.

   **Address:** 782-804 Rice St and 129 Sycamore St  
   East side of Rice St, between Sycamore St W and Lyton Place W

   **District Comment:** District 6 submitted a letter recommending approval

   **Support:** 0 people spoke, 0 letters

   **Opposition:** 0 people spoke, 0 letters

   **Hearing:** closed

   **Motion:** Approval with conditions

2. **1382 Payne Ave Deli (19-071-756)**  
   Change of nonconforming use from coffee shop to deli with seating for 12

   **Address:** 1382 Payne Ave  
   NE corner at Payne Ave and Cottage Ave

   **District Comment:** District 5 made no recommendation

   **Support:** 0 people spoke, 0 letters

   **Opposition:** 0 people spoke, 0 letters

   **Hearing:** closed

   **Motion:** Approval