Location
556 W John Street (Parcel Id 193-251-11)

Ownership/Applicant
Vanessa Elias and Bernardo Rosario

Zoning
Existing: R-20 Proposed: O (CD)

Use
Existing: Residential (uninhabited for a number of years) Proposed: Law Office

Request Summary
The applicant proposes to change the zoning from R-20 to O(CD) to accommodate a law office. The current building will remain and undergo renovations.
The property is currently residential but has not been inhabited in years.

The site is 0.23 Acres.

Located at the corner of West Trade Street and Lois Street, the site is surrounded by office and retail uses, with vacant land across Lois Street. Much of the rest of the block is already zoned O(CD).

Previous Zoning Actions

None
PROPOSED SITE PLAN

- No proposed change in the footprint of the building.
- Adding sidewalk, curb & gutter along Lois St.
- 9 parking spaces provided.
- Located in the Downtown Overlay
PROPOSED RENOVATIONS

• No proposed change in the footprint of the building.
• Applicant provided photos of an “inspiration house.”
• The applicant noted that the most significant difference would be that the house would have new wood siding rather than the stucco shown in these photos.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, but it does note that the Town should “work with local businesses and citizens to preserve and enhance this historic part of Matthews.”

West John Street has long been envisioned as an office corridor, with many rezonings already approved over the years.

Downtown Master Plan

The property is considered a part of a potential West John Historic District. Among the recommendations are to “develop residential-style office cottages as infill on vacant parcels.”

Consistency

The proposed change in zoning conditions is generally consistent with the land use plan.

DOWNTOWN ACTION ITEMS

1. Abide by the guidelines set forth in the Downtown Master Plan.
2. Create a unique, aesthetic appeal through site plan approvals that include quality architectural design and building materials, minimal setbacks, and rear parking.
Planning Department

1. Need to clarify the yards and setbacks in relation to the perimeter plantings.

2. We are waiting for more detailed renderings of the building (in addition to the “inspiration house” photos).

3. In previous years, larger, free-standing signs along John Street have been a concern. The sign here should be more in keeping with the residential character and scale of the structure.

Police

No Concerns

Fire

No Concerns

Public Works

Public Works items addressed by eliminating a driveway and back parking spaces and adding bike parking. Public Works also noted that the front bus stop should include a pad or other amenities.

Parks and Rec

No Concerns