

## Development Activities Meeting Report (Version: 01/24/2024)

*This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.*

Logistics	Stakeholders
<b>Project Name/Address:</b> 1407 Lake St	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> Residents Manchester Chateau Partnership Alliance Manchester Historic Society
<b>Parcel Number(s):</b>	
<b>ZDR Application Number:</b>	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> May 21, 2025	
<b>Meeting Start Time:</b> 6:00pm	
<b>Applicant:</b> Tanner Valachovic - F U K U I ARCHITECTS	<b>Approx. Number of Attendees:</b> 14
<b>Boards and/or Commissions Request(s):</b> HRC for Construction of New Residence	

### How did the meeting inform the community about the development project?

*Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.*

New single-family dwelling on Lake Street in the Manchester city Designated Historic District. Very similar home to the proposed new single-family dwellings at 1217 Liverpool Street and 1216 Warlo Street. Set up as an alley house. We are using the same inspiration and trying to mimic the scale of surrounding properties without copying them. Showed neighboring context photos. Proposing a 2-story with a dormer and mansard roof like the adjacent homes and using the same window proportions and building heights. Newer construction and detailing. Integral garage and keeping that level at street level. Showed elevations, floor layouts, and samples of siding.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Have you shared this with the neighbors?	No, not separately from this process.
Will this be used for an Air Bnb?	No, ownership.
Has the developer confirmed whether or not there is access to sewer service on Lake Street?	Yes, the land survey was completed by Allegheny Land Survey and we've confirmed utilities.

Questions and Comments from Attendees	Responses from Applicants
Did you say that you're sharing a yard?	There's a a lot line, but the yards will be separate and private with a fence down the middle.
How many other lots are you developing and are you by chance J2? Is that your company?	No, and this is the last of the presentations. We had five total parcels and we're doing the five total builds that we presented.
You bought these off of private owners, I'm guessing a mix, 1/2 are on the MLS?	One came with the property that I purchased that was already there and the other off market, but not land bank or action acquired title or URA or something like that.
Filling in missing teeth there is really nice and important in the neighborhood.	
Keeping our historic context is something that is definitely important to the residents and the community.	
Estimated timeline?	We're moving through our approvals as fast as we can.  Idea was to try to break ground while the weather is still good and push through construction as quickly as it would be appropriate.

**Planner completing report: SJE**