



Adjacency Review

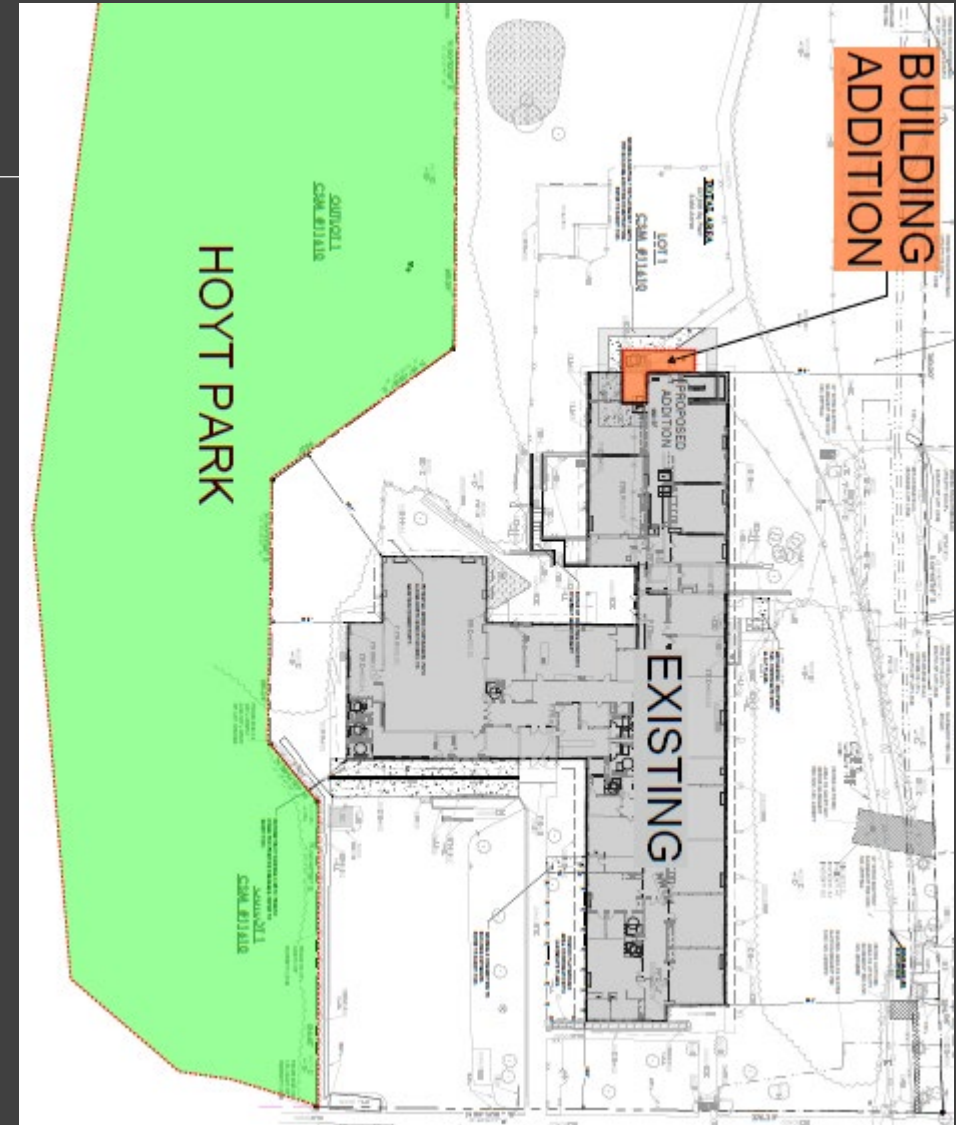
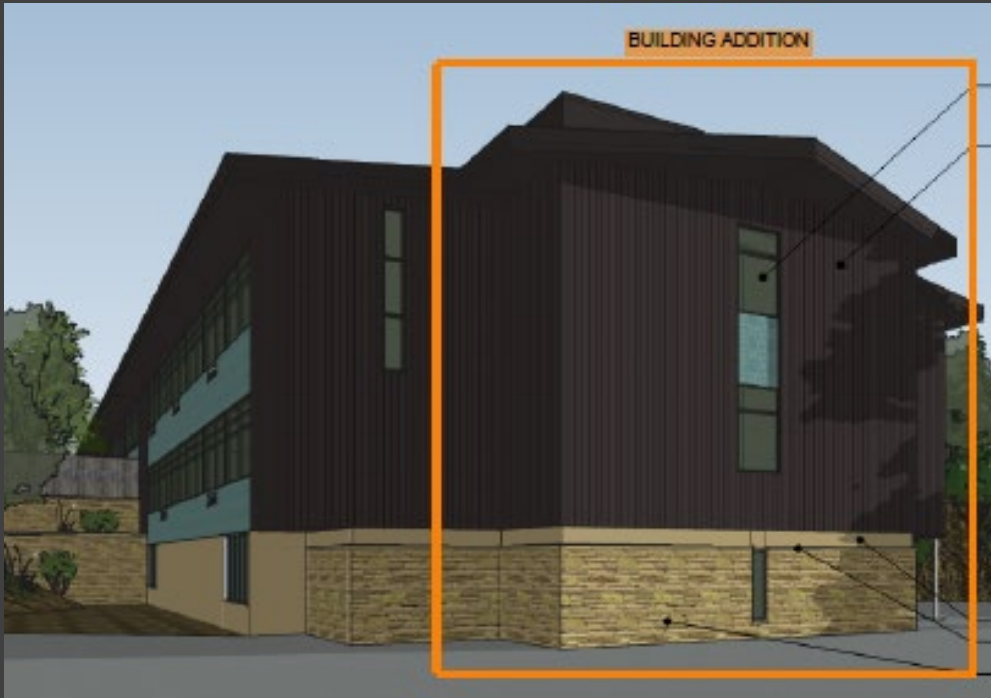
3802 Regent St– Capital HS/Hoyt School

May 17, 2021



Proposed Work

- Construct 3-story rear addition



Proposed Work

- Adjacent to Hoyt Park



Applicable Standards

28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to **determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site.** Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.



Staff Recommendation

Staff recommends that the Landmarks Commission provide their advisory recommendation to the Plan & Urban Design Commissions that the proposed new structure is not so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent landmark at 3902 Regent Street.

