

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
January 12, 2011**

Attendees:

Members Present: D. Argumedo, J. Cory, P. D'Agostino, I. Eckersberg, W. Hallen, C. Ruiz

Citizen Member: S. Valavanis

Other Staff: B. Newman

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:32 p.m.

Projects Reviewed:

SPAARC	2334 Forestview Road	Recommendation to ZBA
Request for zoning relief to build a 2 car garage, infill and 2 nd story		

APPLICATION PRESENTED BY: K. Scott Weyman Owner
Brian Goehle Architect

GENERAL DISCUSSION:

Mr. Goehle presented photos and a site plan of the property. The following was discussed:

- Applicant proposes to replace an existing 1 car garage with a 2 car garage and infill to attach the garage to the house and add a second story on the same footprint as the garage and infill
- Multiple variances requested:
 - Rear property line 11'11" requested
 - Building lot coverage 31.5% requested; 30% allowed
- Garage entrance is off alley
- Existing non conforming lot in R1 district is below the required 7,200 sq. ft.
- Chair Hallen noted that the lot is small and the buildings are in unusual positions and the infill works with the rest of the house
- Proposed addition will not be visible from street
- Neighbors have been told of the plans and have not objected
- Chair Hallen advised the applicant that the wall to be within 3' from the property line may not have windows

Action:

The Committee voted unanimously to recommend approval to the ZBA.

Request for zoning relief to place an HVAC unit in side yard

APPLICATION PRESENTED BY: Jeff Williamson and Norine Foley Owners

GENERAL DISCUSSION:

Mr. Williamson and Ms. Foley presented photos and plans of their property. The following was discussed:

- Propose to install an HVAC unit in the side yard of the property
- Variance requested:
 - 1'6" from the side property line requested
- HVAC unit was on garage roof but caused leakage of roof and was removed
- Neighbors know of plans and have no objections
- Neighbor who's side it is to be on have one window on that side of their house
- Neighbors on opposite side do not want it adjacent to them
- 70% of the lots on the block are larger than 2606 Princeton
- Deck in rear of house and brick patio next to it makes it a difficult and expensive place to put the HVAC unit in rear of house
- If it is placed in rear of house it will be in front of a window
- Chair Hallen said these factors are considered in HVAC placement and unless there is a good reason for not wanting it in back, it will not be recommended for approval:
 - Whether the intent is to make it quieter for the home owner and noisier for the neighbor
 - Whether they just do not want the unit in their back yard (as no one really wants it there)
- Applicants had to replace their furnace so while using money from their retirement fund to do so, they decided to replace their HVAC unit also

Action:

- The Committee voted by majority with one abstaining to recommend denial to the ZBA.

Other Business:

The meeting notes of the December 22, 2010 meeting were approved by a majority with 1 abstaining.

There being no other business, the meeting adjourned at 3:06 p.m.

The next SPAARC meeting will take place on Wednesday, January 19, 2011 unless otherwise noted.

Respectfully submitted,
Bobbie Newman