

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
JANUARY 4, 2012**

**Attendees:**

**Members Present:** J. Cory, I. Eckersberg, W. Hallen, M. Klotz, D. Marino, J. Nelson, C. Ruiz, P. Schneider, M. Travis

**Citizen Member:** S. Valavanis

**Staff Present:** B. Newman

**Presiding Member:** W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:35 p.m.

**1) 3200 Grant Street Preliminary/Final**  
Proposal to replace an existing cell tower antenna on existing chimney at Presbyterian Homes

APPLICATION PRESENTED BY: Jeff Nance AT&T

**GENERAL DISCUSSION:**

Mr. Nance presented plans for the antennae. The following was discussed:

- Propose to:
  - Upgrade antennae in order to increase data speed to 4g
  - Replace 6 existing antennae with 9 of the same size (1 extra for each of 3 sections)
  - Install equipment on side of existing fiberglass structure
- Equipment outside of structure is 10' high X 12' along side with a 5' gap between the structure and the building
- Antennae and structures are not visible from the street or from the nearby residences; tucked into a loading area between 2 buildings
- Proposed equipment does not interfere with chimney operation
- AT&T has an executed agreement with Presbyterian Homes for the equipment installation

Action:

The Committee voted unanimously to approve the preliminary and final plans.

**2) 1401 Elmwood Avenue Recommendation to ZBA**  
Request for 2 major variances to install brick pavers for a patio/sidewalk

APPLICATION PRESENTED BY: Kristi Robinson James Martin & Associates

**GENERAL DISCUSSION:**

Ms. Robinson presented plans for the pavers. The following was discussed:

- Ms. Robinson explained that the applicant wishes to decrease the amount of impervious surface in the backyard of her townhome, which is in a historic area

- The amount of impervious surface must be calculated for all the lots of townhomes, not hers individually
- The applicant had installed pavers that had gone over the property line; plans to remove them and part of the existing patio in the backyard, replacing them with landscaping
- Proposed plan would pave approximately half of the backyard
- A patio is considered an accessory structure, per the Zoning Ordinance
- 2 Variances are requested to decrease the impervious surface of the existing legal non-conforming patio:
  - Impervious surface: maximum allowed: 60%; request 63%
  - Street side setback: 15' from "structure"; request 2'
- Mr. Ruiz said the pavers had not been approved by the Preservation Commission
- The Committee discussed whether there were compliant alternatives to the plan requiring 2 major variances; pervious pavers for the impervious surface variance; the setback variance very difficult to find an alternative
- Many of the neighbors have partially or wholly paved their backyards with pavers

Action:

The Committee voted unanimously to table the item until next SPAARC meeting, to review further and give the applicant the opportunity to revise the proposal.

### **3) 1424 Florence Avenue**

### **Recommendation to ZBA**

Request for major variance for a 2<sup>nd</sup> story addition to a residence

APPLICATION PRESENTED BY: Kindon Mills Architect, Holbert & Associates

#### **GENERAL DISCUSSION:**

Ms. Mills presented plans for the roof. The following was discussed:

- Ms. Mills explained that the applicant wishes to increase the amount of usable square footage in a 2-story home by changing the roof pitch from 4in 12 to 14 in 12.
- The plans do not extend the overhang of 12"
- The property is currently an existing non-conforming 2' from the property line; the proposed plan does not go over the existing setback
- The neighbor adjacent to the proposed plan is an unpaved alley

Action:

The Committee voted unanimously to recommend approval of the variance to the ZBA.

#### **Other Business:**

The Committee voted by majority with 2 abstaining to approve the December 21, 2011 meeting notes.

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

The next SPAARC meeting will take place on Wednesday, January 11th, 2012 unless otherwise notified.

Respectfully submitted,  
Bobbie Newman