

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

Attendees:

Members Present: D. Argumedo, P. D'Agostino, I. Eckersberg, W. Hallen, D. Marino, S. Nagar, J. Nelson, C. Ruiz

Staff Present: E. Golden, B. Newman

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:30 p.m.

Projects Reviewed:

SPAARC 1826 Hovland Court Recommendation to ZBA
Application for major zoning relief to construct two new townhomes in an R3 district

APPLICATION PRESENTED BY: Daniel Contreras Architect, Representing Todd Lieberman

GENERAL DISCUSSION:

Mr. Contreras presented plans and elevations for the proposed townhomes and photos of the existing homes and neighborhood. The following was discussed:

- Zoning relief requested: 3,001.25 per unit proposed; 3,500 sq. ft. per dwelling required
- Propose to demolish 2 existing deteriorated single family homes
- Propose to build townhomes on same amount of area
- No existing parking on site; propose 2 parking spaces per unit on site
- Mailboxes to be placed towards public right of way
- Units are mirror images of one another with an individual entrance to each unit
- In scale with the other homes in the neighborhood
- Materials: 5" Hardyboard siding on all sides; architectural roof; low maintenance fiberglass clad windows (architect stays away from vinyl because it costs more energy to manufacture); expecting it will be an improvement to the neighborhood
- Mr. Hallen noted that the City uses the International Building Code for townhouses

Action:

The Committee voted unanimously to recommend approval of the zoning relief to the ZBA.

SPAARC 2664 Sheridan Road Recommendation to City Council
Proposed consolidation of lots representing 2664 Sheridan Road and 2668 Sheridan Road.

APPLICATION PRESENTED BY: David Cherry Property Owner

GENERAL DISCUSSION:

Mr. Cherry presented plans for the demolition of one house and the reconstruction of another house to be on the consolidated lot at 2668 Sheridan Road. The following was discussed:

Action:

The Committee voted unanimously to recommend denial of the variation for signage.

Other Business:

The Committee voted unanimously to approve the October 5, 2011 meeting notes.

There being no other business, the meeting adjourned at 3:05 p.m.

The next SPAARC meeting will take place on Wednesday, October 19 2011 unless otherwise notified.

Respectfully submitted,
Bobbie Newman