

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
November 24, 2010**

Attendees:

- Committee Members:** J. Cory, D. Argumedo, I. Eckersberg, W. Hallen, D. Marino, M. Rons
- Citizen Member:** None
- Other Staff:** Jeff Murphy
- Presiding Member:** W. Hallen, Chair

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

Projects Reviewed:

SPAARC	825 Simpson Street	Recommendation to ZBA
Request for a special use permit for a rooming house—Continued from November 17, 2010		
SPAARC		

GENERAL DISCUSSION:

The Committee previously continued the case from the November 17, 2010 hearing to gain additional information from City staff:

- Mr. Jeff Murphy stated property maintenance cited 825 Simpson as an illegal rooming house and for work done in the basement
 - The basement work added two additional bedrooms with no permits which do not have the required emergency egress
- A statement from a neighbor commented that the previous owner used the basement as an office and for storage
- The neighbor further commented that the 2004 property listing did not include the basement bathroom
 - Murphy confirmed no permits exist for that work.
- Murphy reiterates that the property owner has two problems: the illegal rooming house—and work done without permits
- Alderman Holmes inquired where the people in the basement reside
 - Murphy informed the Committee they were not permitted to reside in the basement but can reside in the house
- Murphy stated the residents will be allowed to live in this arrangement until spring
- Dennis Marino motions to recommend denial of the special use permit to the ZBA

Action:

The Committee voted unanimously to recommend denial of the special use application to the zoning board of appeals.

Other Business:

The Committee voted by majority with one abstaining to approve the meeting notes of the November 17, 2010 meeting, as amended.

There being no other business, the meeting adjourned at 2:50 p.m.

The next SPAARC meeting will take place on Wednesday, December 1, 2010 unless otherwise noted.

Respectfully submitted,
Dominick Argumedo