

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
December 1, 2010**

**Attendees:**

**Committee Members:** D. Argumedo, P. D'Agostino, I. Eckersberg, W. Hallen, D. Marino, C. Ruiz

**Citizen Member:** S. Valavanis

**Other Staff:** B. Barnes, S. Griffin, J. Murphy, B. Newman, M. Travis

**Presiding Member:** W. Hallen, Chair

A quorum being present, Chair Hallen called the meeting to order at 2:31 p.m.

**Projects Reviewed:**

<b>SPAARC</b>	<b>1932 Maple Avenue</b>	<b>Recommendation to ZBA</b>
Request for special use permit for a multi-family building in a B1 business zoning district		

APPLICATION PRESENTED BY: Jonathan Bean Representing owner, Nefrette Halim

**GENERAL DISCUSSION:**

Mr. Bean explained the owner's request for a special use. The following was discussed:

- Propose to convert to residential the 2 commercial spaces on the 1<sup>st</sup> floor of the building, which the owner has not been able to rent (businesses say the location is too far from the commercial area)
- A special use permit is required to put residential unit(s) on the 1<sup>st</sup> floor in a B1 business district
- Existing parking: 14 spaces plus 1 handicap with access through the alley and off Maple St. and off Garnett
- Existing 10 residential units in building:
  - (2) 3 bedroom units
  - (8) 1 bedroom units
- Per the City's regulations, parking would not need to be changed because they would not be adding area to the building
- Previous tenant was a tanning salon and a café, which could not pay rent
- Current owner of 4 years has rehabbed the property
- Owner can have it rented by January for the 2011-12 school year
- Mr. Murphy noted that the residents in the area are concerned about the growing amount of student housing units
- Mr. Bean said he has not seen the plans but he assumes the owner would brick up the window and put in eye windows



- Mr. Goodman stated that the hardship is caused by Ms. Goodman as a social worker, comes home late from professional appointments, has 4 children, 2 of whom drive and has had car side swiped parking on street
  - Members of the Goodman family intend to park in their garage rather than on the street
  - Garage design/materials:
    - Standard gable on both sides running north and south to mirror peak of bay
    - Not as tall as existing
    - Siding to match house
    - Double door on alley & single door on end
    - Keeping existing adjacent fence and graveling 3' area at end of garage
    - Gutter will be parallel with alley; water must empty onto their property
    - Windows proposed facing the street
  - The Committee discussed the design:
    - 3 bays would look be desirable
    - Height of roof should be proportional to existing roof
    - Neighbor to west has not responded to plans yet
- Regarding the A/C condenser unit, Mr. Goodman presented that:
- The AC condenser is to be quietest possible and surrounding it with shrubbery and a fence
  - Neighbor to the north has given written consent to A/C condenser on north side of property
  - He considers the east and south sides to be part of the front yard
  - The rear yard has a low (less than 18" high) deck and the unit would obstruct the deck
- The Committee argued that:
    - When the neighbor sells his home the new buyer may not like the noise
    - No-one wants the units in their back yard
    - The noise travels up and they need ventilation so the unit could not be completely enclosed
    - The unit can be placed on the Greenleaf side (front door faces Asbury) with no variance required, and could be landscaped around it

Regarding the addition to make it 2.5 stories, the addition would not extend beyond its existing footprint

Action:

The Committee voted unanimously to recommend approval of the addition making the house a 2.5 story house.

The Committee voted unanimously to recommend denial of the variance for the placement of the A/C condenser unit.

The Committee voted by majority with one opposed to recommend approval of the variance for the 3 car garage.

### **Other Business:**

There being no other business, the meeting adjourned at 3:15 p.m.

The next SPAARC meeting will take place on Wednesday, November 17, 2010 unless otherwise noted.

Respectfully submitted,  
Bobbie Newman