

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
March 2, 2011**

**Attendees:**

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

**Citizen Member:** S. Valavanis

**Staff Present:** B. Newman

**Presiding Member:** W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:37 p.m.

**Projects Reviewed:**

**SPAARC                      2623 Poplar Avenue                      Recommendation to ZBA  
Request for major zoning variance for 2<sup>nd</sup> story addition**

APPLICATION PRESENTED BY: Anthony Hurtig      Architect, on behalf of Property Owners,  
Viktoria and Tom Proctor

**GENERAL DISCUSSION:**

Mr. Hurtig presented floor plans, elevations and a survey of the property and photos of the adjacent properties. The following was discussed:

- Variances requested:
  - Front yard setback of 11.7' where 27' is required
  - Interior line setback of 2' where 5' is required
- Propose:
  - To add a second story addition with a bay on the north side of the home
  - (Reduced bay 6" per Zoning request)
  - To set 2<sup>nd</sup> floor addition back from existing structure (front porch and rear)
  - To repair existing stucco
- Materials:
  - Hardy Board with stippled finish
  - Painted horizontal trim bands at top and bottom of windows
  - Craftsman look and feel deep soffits to create shadows and reduce sun
- Architect and owners considered 4-5 different floor plans considering cost; proposed plan allows the lowest cost
- The Committee discussed moving the addition back to the allowable lot line: moving the addition back to the allowed front yard line will change the stair configuration and the plumbing will not line up, causing greater expense; expense is biggest issue for owners
- Mr. Argumedo will calculate the average front setbacks on the block, which vary per GIS map

- Owners have obtained 3 letters from neighbors approving of addition
- Foundation will be measured to ensure it goes 42" below grade before the first frost line
- Water/sewer issue is to be addressed by architect/owners with the City

Action:

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

**Other Business:**

The meeting notes of the February 23, 2011 meeting were approved unanimously.

There being no other business, the meeting adjourned at 2:57 p.m.

The next SPAARC meeting will take place on Wednesday, March 2, 2011 unless otherwise noted.

Respectfully submitted,  
Bobbie Newman