

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
May 11, 2011**

**Attendees:**

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

**Staff Present:** B. Newman

**Presiding Member:** W. Hallen

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

**Projects Reviewed:**

<b>SPAARC</b>	<b>2524 Marcy Avenue</b>	<b>Recommendation to ZBA</b>
Request for major zoning variance to install an a/c condensing unit		

APPLICATION PRESENTED BY: Catherine Sheikh Property Owner

**GENERAL DISCUSSION:**

Ms. Sheikh presented photos of property. The following was discussed:

- Request major variance for south yard setback of 4' where 10' is required
- Presented photos of the unit and the proposed location
- Considered rear yard but neighbor objected because they will hear it in their house and they were advised that the coolant cable would need to travel further than proposed location so it would be less energy efficient
- Considered north side but neighbor objected because they will hear it in their living room
- Ms. Sheikh said the neighbors offered to put their approval comments in writing
- Proposed location is most isolated from neighbors behind a garage, a fence and shrubbery

**Action:**

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

<b>SPAARC</b>	<b>1200 Davis Street</b>	<b>Preliminary and Final</b>
Proposed changes to plan for future Roycemore School site		

APPLICATION PRESENTED BY: Mike Aufderheide Architect, Yas Architecture  
Kevin Atkinson Project Superintendent

**GENERAL DISCUSSION:**

Mr. Aufderheide presented plans and elevations for the proposed construction of the school to house 250 students. The following was discussed:

- Propose to construct a lobby, gymnasium and access stair towers to existing building



- Proposed east sign is 226 square feet
- The proposed signs are similar to the Jewel, Dominick's and Office Max's signs
- The east sign is mostly visible from the train or to traffic on the south east of the street coming north
- Office Depot has:
  - Done \$660,000 in improvements to the site
  - Added \$38,000 to the City's storm water detention fund
  - Made a monumental change in the appearance of the corner

Action:

The Committee voted unanimously to recommend approval of the north sign and to suggest the east sign be made smaller and located lower.

**Other Business:**

The meeting notes of the May 4, 2011 meeting were approved by majority with 4 abstaining. There being no other business, the meeting adjourned at 3:17 p.m.

The next SPAARC meeting will take place on Wednesday, May 18, 2011 unless otherwise notified.

Respectfully submitted,  
Bobbie Newman