APPROVED

SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
May 4, 2011

Attendees:

Members Present: I. Eckersberg, W. Hallen, S. Levine, C. Ruiz, P. Schneider, M Travis

Staff Present: B. Newman

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:38 p.m.

Projects Reviewed:

SPAARC 2652 Bryant Avenue Recommendation to ZBA
Request for major zoning variance to construct a 2-car detached garage

APPLICATIONS PRESENTED BY: Julie Jensen Property Owner

GENERAL DISCUSSION:
Ms. Jensen explained the request for a major variance. The following was discussed:

- Presented photos and a site plan.
- Major variances requested:
  - North yard setback of .5' where 3' is required
  - West yard setback of .33' where 3' is required
- Existing 2-car garage is on west property line off alley
- Existing 2-car garage is dilapidated; want to rebuild on same spot, except to move over 4" to the south and 4" to the east, making the garage narrower and shorter
- Eave overhangs will be in compliance
- Proposed plan will preserve a tree
- Ms. Jensen has received letters from neighbors to the north and west approving the plans

Action:
The Committee voted unanimously to recommend approval of the major variances to the ZBA.

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

The applicant did not appear for this item.

Other Business:
The meeting notes of the April 27, 2011 meeting were approved by majority with one abstaining. There being no other business, the meeting adjourned at 3:10 p.m.

The next SPAARC meeting will take place on Wednesday, May 11, 2011 unless otherwise notified.

Respectfully submitted,
Bobbie Newman