

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
August 11, 2010**

Attendees:

Committee Members: B. Arbuthnot, J. Cory, B. Dunkley, I. Eckersberg, W. Hallen,

Citizen Member: Stelios Valavanis

Other Staff: B. Newman, D. Stoneback

Presiding Member: W. Hallen, Chair

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

Projects Reviewed:

SPAARC	2646 Ewing Avenue	Recommendation to ZBA
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Proposal to build a 3 car garage with major variance requested

APPLICATION PRESENTED BY:	Robin Wilson Robert Lizzo	Property owner Architect
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GENERAL DISCUSSION:

Ms. Wilson presented photos and plans for the proposed garage. The following was discussed:

- Proposes to:
 - Construct a 30' X 24' 3 car detached garage
 - Demolish an existing 2 car garage
 - Remove existing tree
- Requests variations:
 - To permit 46% building lot coverage; 30% maximum allowed
 - To permit an impervious surface coverage of 66%; 45% maximum allowed
 - To permit accessory structure setbacks of 1.5' from the north and south property lines; minimum 3.0' required
- Building is a nonconforming 2 flat; applicant wants to make garage/parking compliant for a 2 flat, but the 2 flat is non-conforming so Committee is against further encroachment on ordinance
- Mr. Stoneback stated that the Water & Sewer Division recommend the garage not be permitted to be built because of impervious surface issues; unless the applicant would address the impervious surface issue by providing retention; the lot is currently noncompliant
- 2 Alleys at corner of property are narrow; garbage trucks back in to pick up garbage; larger garage could cause a visibility problem

