

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
August 27, 2008**

**Attendees:**

**Committee Members:** Jeff Cory, Kerry Demski, Bill Dunkley,  
**Citizen Member:** Tad Cook  
**Other Staff:** Dominick Argumedo, Donna Brody, Jill Chambers,  
Stefanie Levine, Bobbie Newman, Carlos Ruiz  
**Presiding Member:** Walter Hallen

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

**Projects Reviewed:**

**SPAARC 1813-1819 Hovland Court Recommendation to ZBA**

*Major variation sought on lot size in order to subdivide a 9,000 sq. ft. lot into two 4,500 sq. ft. buildable lots. Property located in R3 two-family residential district, requiring a minimum of 5,000 sq. ft. lot size.*

APPLICATION PRESENTED BY: Robert James Property Owner  
Dominick Argumedo Zoning Officer

**GENERAL DISCUSSION:**

Mr. Argumedo presented plat of survey and explained the variance. This item was held over from the August 20, 2008 meeting in order to consider the size of the other lots on the block. The following was discussed:

- No revisions to original request for variance to create two 4,500 sq. ft. lots; 5,000 required
- Mr. Argumedo's analysis showed that the average width of lots on the block is 32' (below the 35' required width)
- Mr. Cook presented a legend of the parcels on the block and surrounding area; Chair Hallen, Mr. Cook and Ms. Chambers agreed that the proposed lot sizes are appropriate for the neighborhood
- All other components of the proposal are in compliance
- Lot may already exist as three separate tax parcels; to be investigated by Mr. James
- Mr. James will investigate the recent Zoning Ordinance changes in relation to substandard lots

**ACTION:**

The Committee voted unanimously to recommend approval to the ZBA.

**Other Business:**

The meeting notes of the August 13 and August 20, 2008 meetings were approved unanimously.

The meeting adjourned at 2:50 p.m. The next SPAARC meeting will be held on Wednesday, September 3, 2008, unless otherwise notified.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division