

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
December 3, 2008**

**Attendees:**

**Committee Members:** Josh Metzger, Ingrid Eckersberg, Stephanie Levine, Donna Brody, Michael Rons, Carlos Ruiz

**Citizen Member:** Tad Cook

**Other Staff:** Brian Barnes, Dominick Argumedo

**Presiding Member:** Walter Hallen

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

**Projects Reviewed:**

<b>SPAARC</b>	<b>2211 Noyes Street</b>	<b>Rec'n to ZBA (12/16/08)</b>
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Applicants, Allen & Jennifer Jacque, proposing to install new air conditioning unit that would be located 4 feet from the side property line. Minimum 10-foot setback is required. (08ZMJV-0132)

APPLICATION PRESENTED BY: Allen Jacque, Owner/Applicant

**GENERAL DISCUSSION:**

Mr. Jacque presented site plans for the proposed A/C unit. The following was discussed:

- Place in side yard next to existing unit in side yard
- Existing unit will stay
- New unit installed to accommodate proposed addition to be built
- Mr. Jacque has not spoke with adjacent neighbor about placement of A/C unit
- Two units will be controlled by different thermostats
- What is potential old unit would need to be replaced in near future? Not likely to be replaced in near future since existing unit is relatively new.
- No real configuration issues with placing the unit in the rear yard complying with setback requirements
- Applicant notes reason for proposed location is width of lot and desire for a outdoor patio

**ACTION:**

The Committee voted unanimously to deny recommendation to the Zoning Board of Appeals.

Proposal to construct a 2-story addition at the rear of the existing home and construction of a two-story/two-and-a-half-car garage. The proposal will require major variations for:

- lot coverage; proposed 40.8%, required 30%;
  - impervious surface; proposed 50 %, required 45%;
  - side yard setback; proposed 3.25 feet, required 5 feet;
  - A/C unit setback; proposed 7 feet, required 10 feet; and
  - proposed garage dormer greater than 30% of building façade.
- (08ZMJV-0130)

APPLICATION PRESENTED BY: DonnaLee Floeter, Architect  
Bill Brennan, Owner

#### GENERAL DISCUSSION:

Ms. Floeter and Mr. Brennan presented site plans, renderings, and photos of the existing home and proposed home addition and detached garage. The following was discussed:

- Lot size is 4,662 sq ft, 37 x 142
- Small house on a small lot (Floeter)
- Minimum width in R1 district is 35 feet, minimum lot size is 7,200 sq ft; lot size is legal nonconforming. Majority of lots in neighborhood have substandard size.
- Why second story on garage with dormer? Style to match house, upper level used for storage.
- Discussion of interpretation of "front façade" direction of a dormer on a detached garage in the rear yard.
- Dormer is minor issue compared to impervious surface and lot coverage proposals. Water problems become big issues in neighborhoods. Clarification of where drainage will be directed after garage and home additions are built. Alley is currently graveled and will be paved in 2009.
- Discussion of whether alley is public or private. Adjacent properties appear to be platted into alley.
- Pervious pavers on other projects, applicant would consider use of pervious pavers on walkways to reduce run-off.
- Will drive in front be kept? Was intended to stay, however, City requires front drive to be removed if access from alley will be gained. Removal of front drive will most likely eliminate need for impervious surface variation.
- Applicant wanted to propose large additions if it was found by city that a reduction in size is necessary. Difficult to place 3 BR, kitchen, basement, family room, etc. on small lot and still have storage space...part of the reason for second story on garage.
- Dormer is dominant feature on garage, might reduce dormer so as to not dominate façade...make more proportional to agree with house.
- Survey notes alley is 16 feet wide. The narrower the alley the more reason there is for a wider garage door.
- Concern over proposed building lot coverage. Size of home addition and proposed width of garage contribute to excess building lot coverage.

- The proposed home addition has basement, garage has second story, plenty of room for storage. Reduction in garage footprint could improve building lot coverage nonconformity.
- Committee recommends impervious calculations be revised to account for removal of front driveway.

**ACTION:**

The Committee majority voted to recommend approval to the Zoning Board of Appeals with seven votes for and one against.

**Other Business:**

The meeting notes of the November 19, 2008 SPAARC meeting were approved by majority of 6 with 2 abstaining.

The meeting adjourned at 3:10 p.m. The next SPAARC meeting will be held on Wednesday, December 10, 2008, unless otherwise notified.

Respectfully submitted,  
Josh Metzger  
Zoning Officer