

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
February 18, 2009**

**Attendees:**

**Committee Members:** Donna Brody, Jill Chambers, Jeff Cory, Paul D'Agostino, Bill Dunkley, Walter Hallen, Michael Rons, Loyce Spells

**Other Staff:** Brian Barnes, Bobbie Newman, Carlos Ruiz, Martin Travis

**Presiding Member:** Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:34 p.m.

**Projects Reviewed:**

<b>SPAARC</b>	<b>733 Asbury Avenue</b>	<b>Recommendation to ZBA</b>
---------------	--------------------------	------------------------------

Proposal for the placement of A/C units in the front yard

APPLICATION PRESENTED BY:	Mike Venechuk	Architect
---------------------------	---------------	-----------

**GENERAL DISCUSSION:**

Mr. Venechuk presented plans and landscape design to screen the proposed solar A/C units. The following was discussed:

- A/C units permitted in side or rear yards only
- Applicant feels this is the best location because it will have least impact on neighbors
- Corner lot: actually side yard the way house is situated
- If placed 10' from property line in permitted place, closer to neighbors
- Other option is closer to front door and neighbors across the street
- Propose screen of evergreens to surround the units, plus hedging around corner of property
- On other side, adjacent house is on property line
- Neighbors have no complaints about proposed location; applicant will bring letters from neighbors to ZBA meeting
- Proposed location is best mechanically and for energy-efficiency
- Chair Hallen said it is a reasonable request considering the landscape design; Ms. Chambers agreed

**ACTION:**

The Committee voted by majority with one opposed to recommend approval to the ZBA.

