

APPROVED

SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC) MEETING NOTES February 25, 2009

Attendees:

Committee Members: Jill Chambers, Paul D'Agostino, Bill Dunkley, Ingrid Eckersberg, Walter Hallen, Carlos Ruiz, Loyce Spells

Other Staff: Brian Barnes, Josh Metzger, Bobbie Newman, Martin Travis

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:36 p.m.

Projects Reviewed:

SPAARC	1540 Fowler Avenue	Recommendation to City Council
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Proposal to subdivide one lot of record into two lots of record and to construct a single family home on the vacant lot

APPLICATION PRESENTED BY: Carla Imon Pedtke Architect

GENERAL DISCUSSION:

Ms. Pedtke presented two plans: one was the original plan and the other has been revised based on the recommendations of the SPAARC Committee at the last meeting. The following was discussed:

- New footprint (without jog in property line):
 - Eliminates jog in property line
 - Would require a minor variance
 - Has a lot width of 50.1'
 - Moves driveway to rear for car washing off alley
 - Proposes a sliding gate for car washing
 - Proposes a back yard of 19'9"
- Original footprint (with jog in property line):
 - Meets R2 Zoning requirements
 - Has a lot width of 39'6"
 - Has 30% lot coverage
 - Has 40% impervious surface
 - Proposes a larger back yard
- Plans have reduced house to a 3 bedroom with attached garage which would fit into either footprint, similar to many houses in the immediate vicinity
- There is a 3' convenience sidewalk on Davis

The Committee voted by majority with one abstaining to approve the minutes of the February 18, 2009 SPAARC meeting.

The meeting adjourned at 3:17 p.m.

The next SPAARC meeting will be held on Wednesday, March 4, 2009, unless otherwise notified.

Respectfully submitted,
Bobbie Newman