

**SITE PLAN  
and  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
MARCH 2, 2005**

**APPROVED**

**Attendees:**

**Committee Members:** Paul D'Agostino, James Wolinski, Rajeev Dahal, Gavin Morgan, Carolyn Brzezinski (Chair), Arlova Jackson, Arthur Alterson, Dennis Marino, David Stoneback, Sat Nagar

**Design Professional:** Hans Friedman

**Other Staff:** Walter Hallen, Jill Chambers, Carlos Ruiz, Sally Lufkin, Morris Robinson, Andrew Huckman, Donna Spicuzza, Tracy Norfleet

**Chair Brzezinski determined that a quorum existed and began the meeting. The February 23, 2005 minutes were approved.**

**Projects Reviewed:**

**SPAARC                      933 Chicago Avenue                      Preliminary and Final**  
*Elevator addition and interior remodeling of bathrooms to be accessible.*

PROJECT PRESENTED BY:      Ellen Galland (Architect), Rev. Lisa Telomen (Owner)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

At a previous SPAARC meeting, the applicant was asked to consider brick, and cost estimates were presented at today's meeting. Ms. Galland stated that using brick will cost \$3,000 less than the original bid, and using block would save \$6,000. They were concerned about going over the budget. Mr. Wolinski asked if they could return to the Community Development (CD) Committee to request additional CDBG funding to cover the costs of using brick. Ms. Sally Lufkin, CDBG Grants Administrator, stated that they can do so at the March 15 CD Committee meeting. Discussion followed on front and rear landscaping and the rear parking area.

**ACTION:**

Mr. Wolinski motioned preliminary and final approval subject to asking the Community Development Committee for \$3,000 in additional CDBG funding to cover the cost of using brick; if this funding cannot be acquired, then they may proceed as designed and presented. Mr. Dahal seconded, and the motion passed unanimously. Chair Brzezinski motioned to allow re-stripping and paving consistent with the coverage there, with existing open space to be kept green. Mr. Wolinski seconded, and the motion passed unanimously.



*Construct a four story six dwelling unit multiple family dwelling over one office tenant on the first floor.*

PROJECT PRESENTED BY: Nathan Kipnis and John Yi (Architects)  
Darush Mabadi (Owner)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Mr. Kipnis stated that they are proposing to replace the existing one-story building with a four-story building. A site plan, photos, elevations, and material samples were provided. There will be a ground floor commercial use and three floors of residential with two units per floor. There will be roof access, small basement storage, and at-grade parking in the rear (nine spaces). The current zoning requires the project to be built to lot line, but the project has a small setback due to an upcoming City Council agenda item regarding setbacks.

Chair Brzezinski commended them on the design. Mr. Alterson asked about the public access easement across the front of the building. Mr. Yi stated that they have looked into it and found nothing regarding such an easement. Mr. Marino asked if there will be lighting above the first floor, and there will not on the front of the building. Mr. Marino asked about price points, which are estimated to be between \$439,000 and \$459,000. Mr. Friedman commended them on the floor plan. Mr. Stoneback provided water/sewer information to the applicants. Chair Brzezinski asked about rear lighting, and information was provided. Discussion followed about construction/excavation, whether the tree in front can be kept, replacing the sidewalk, and the placement of utilities (wires will go underground, meters will not be in front).

**ACTION:**

Mr. Alterson motioned preliminary and final approval subject to the drawings being compliant with Building Department review and the setback issue being resolved by City Council. Mr. Friedman seconded. The motion passed with Mr. Marino abstaining.

Respectfully submitted,

Tracy Norfleet  
General Planner