

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
April 27, 2005**

APPROVED

Attendees:

Committee Members: Paul D'Agostino, Ron Walczak, Sat Nagar, Arthur Alterson, Arlova Jackson, Carolyn Brzezinski (Chair), James Edwards, James Wolinski

Design Professionals: Hans Friedman

Other Staff: Frank Aguado, Walter Hallen, Jill Chambers, Carlos Ruiz, Tracy Norfleet

Chair Brzezinski determined that a quorum existed and began the meeting. Meeting notes from April 20, 2005 were approved.

Projects Reviewed:

SPAARC	2221 Pioneer Road	Recommendation to ZBA
<i>Demolish existing, construct new single family residence and detached garage.</i>		

PROJECT REPRESENTED BY: Jon Floyd (Owner)

GENERAL PROJECT PRESENTATION:

The applicant is proposing to construct a 2-1/2 story single family house on roughly the same footprint as the existing house and a detached garage. It is a corner lot, and zoning variations include lot coverage, setback, and a fence. Mr. Floyd noted that the existing entry is on Noyes even though the address is on Pioneer. To correct this, the new entry will be on Pioneer. Drawings, a plat, and floor plans were provided.

DISCUSSION:

Chair Brzezinski asked the reason for the proposed demolition/construction. Mr. Floyd stated that he and his wife bought the house three years ago because his wife's family lives nearby. The house had been on the market for over a year and was not considered desirable (e.g., crawl space instead of a basement, no other storage space). Because it was at a good price, they hoped to do construction when they were ready.

Chair Brzezinski asked if standard size brick will be used, and it will (light brown color with black windows). Discussion followed on the design of the new house, and suggestions were made for window spacing and projections/bays.

Ms. Jackson asked about the use of the garage's second floor. Mr. Floyd stated that it will be for storage and will have stairs instead of a pull-down ladder. Ms. Jackson was concerned about lot coverage and noted that the new garage is rather large.

Mr. Alterson asked Mr. Floyd if he had talked to his neighbors, and he has. Mr. Alterson wanted it noted for the record that if this was an issue in which the neighbors were coming out in opposition, they would 'eat you alive.' Mr. Alterson continued that they would say that you are building two gigantic barns on this property, and if you get that far and the neighbors do not come because they are being respectful of you or for other reasons, and you wind up getting the variance, this is not what variances ought to be judged by (e.g., it is not a popularity contest). Chair Brzezinski noted that this is an owner building their own home, as opposed to someone coming in who does not own it yet or ever plan to own it, which provokes a different neighborhood feeling. Chair Brzezinski agreed that this should not be the basis for judging a case, and Mr. Alterson stated that he was rankled by the unfairness of the whole process.

Mr. Friedman asked if the roof will be metal since the design lends itself to that, but asphalt shingles will be used for cost reasons. Mr. Friedman noted the limestone strip on the lower part of the building and suggested extending the limestone to the ground. Mr. Floyd stated that this had been considered, but being on a corner lot would require this on at least three sides, which was too expensive. He suggested putting a second limestone strip at the top, but SPAARC members disagreed and suggested just a big strip at the bottom.

Ms. Chambers noted on the drawings that the scale of the house stairs and landings did not match. Chair Brzezinski suggested removing the garage stairs to reduce lot coverage. Ms. Jackson agreed and noted that the new house will have a basement for storage.

ACTION:

Mr. Friedman motioned approval, and Mr. Nagar seconded. The motion passed with Chair Brzezinski and Ms. Jackson opposed.

SPAARC 1324 Central Street Preliminary and Final
Interior/exterior remodeling for proposed condo conversion (6 du's).

PROJECT REPRESENTED BY: Andrew Werth (Attorney/Principal)

GENERAL PROJECT PRESENTATION:

The applicant is proposing exterior changes and landscaping for a condo conversion of a six-unit brick vintage building. Exterior changes include adding condensers on the center of the roof, replacing the back doors, and filling in obsolete ice boxes with brick to match existing. Drawings and photos were provided.

DISCUSSION:

Chair Brzezinski asked about the basement's use, which will be for storage only. Chair Brzezinski asked about parking. There are three garage spaces, two stalls, and in the past, additional parking has been arranged at Ryan Field. Mr. Friedman suggested heating/cooling alternatives that may be more in keeping with the building, and discussion followed. Chair

