

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
July 6, 2005**

APPROVED

Attendees:

Committee Members: John Burke, Brian Barnes, Stefanie Levine, Arlova Jackson, Dennis Marino, Carolyn Brzezinski (Chair), Arthur Alterson

Citizen Member: Tad Cook

Other Staff: Frank Aguado, Carlos Ruiz, Jill Chambers, Morris Robinson, Tracy Norfleet

Chair Brzezinski determined that a quorum existed and began the meeting. Minutes from the June 29, 2005 meeting were approved.

Projects Reviewed:

SPAARC	1401 Lincoln Street	Recommendation to ZBA
<i>Construct a two-story addition and create an open, off-street parking space.</i>		

PROJECT REPRESENTED BY: Jane Hampson and Florin Berca (Owners)

GENERAL PROJECT PRESENTATION/ DISCUSSION:

Ms. Hampson presented photos of the existing and adjacent houses and driveways (no alleys). Their driveway is next to the neighbor's driveway, but the neighbor's garage is further back. A site plan and elevations for the proposed two-story rear addition were provided. The existing garage will be torn down to allow for the expansion, and a one-car garage will be constructed further back on the lot. An area off the main driveway will be constructed where another car can be parked, or the space can be used to orient a car exiting the garage to face forward while passing through the driveway instead of having to back out.

Mr. Alterson asked about variations. Ms. Hampson stated that a major variance is required for not having the parking space within 30' of the lot line. A minor variance is required for the addition because it maintains the existing nonconforming sideyard setback. Ms. Hampson and Mr. Berca showed on the floor plans that if they conformed with the setback requirement for the addition, the new interior space would be useless because of disruptions to the first floor kitchen and second floor bathroom.

Mr. Alterson asked about the garage width, which will be 13' wide. He thought this was too narrow, but the owners stated that they did not want to take up most of their yard with a wider garage. Mr. Aguado asked if overhead electric lines will be buried, and it is to be determined.

Committee members encouraged them to do this, especially if they are requesting an upgrade, but noted that it will be at their expense. Mr. Marino asked the applicants if they talked to their neighbors about relocating the garage parallel to the neighbor's yard space, and they have.

ACTION:

Mr. Alterson motioned to recommend approval to the ZBA, Ms. Jackson seconded, and the vote was unanimous.

SPAARC 718 Mulford Street Preliminary and Final
Window replacement for a condo conversion.

PROJECT REPRESENTED BY: Scott Ruswick (General Contractor)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Ruswick stated that the proposal is to replace the existing steel casement windows, which are in poor condition. He presented a photo of the front of the building, elevations, and a double-hung vinyl window sample with white trim (actual trim will be brown). Chair Brzezinski was concerned that the new windows will change the appearance considerably because of the larger frames and suggested a center-fixed window and two casements instead. She thought this was a very attractive 1960s building and could be very handsome in the remodeling if they keep with the vernacular of how it was designed, including the windows and cleaning up anything else that is not consistent with its original design. She requested photos for other sides of the building, but they were not available.

Mr. Alterson asked about the number of units in the building, and Chair Brzezinski asked about parking. There are 5 units (4 upstairs and 1 garden) and 5 rear parking spaces. A site plan was provided. Chair Brzezinski asked about a landscape plan, but it was not available.

Mr. Ruiz asked Mr. Ruswick if he considered restoring the windows. He had but noted that there still would not be any storm windows or screens (they are single-pane windows). Mr. Ruiz suggested wood/aluminum clad windows with narrower trim. Ms. Chambers noted that vinyl windows with narrower trim are available. Mr. Alterson and Chair Brzezinski encouraged Mr. Ruswick to focus on the modern look of the building, which is very popular now. Chair Brzezinski noted that the door and overhead light look colonial and could be changed to be in keeping with the building.

ACTION:

Mr. Marino motioned to table discussion to give time for photos of all sides of the building, a landscape plan, and new window elevations. Mr. Cook seconded, and the vote was unanimous.

SPAARC 2510 Pioneer Road Recommendation to ZBA
Construct a second-story addition.

PROJECT REPRESENTED BY: Benjamin Beard and Chip Hackley (Architects)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Hackley presented photos of the existing site and elevations for the proposed second-story addition within the existing footprint of the building. He showed on the site plan that a variation is required because of existing nonconforming side/rear yards on the irregularly-shaped lot. Chair Brzezinski asked if the owner has contacted adjacent neighbors, but it was not known. Chair Brzezinski noted that the size of the addition was significant but not out of character with the neighborhood, and the irregular shape of the lot is a hardship. She noted that it appears to be at the rear of the neighbors.

ACTION:

Mr. Alterson motioned to recommend approval to the ZBA with the recommendation that the owner contact neighbors before the ZBA meeting. Mr. Burke seconded, and the vote was unanimous.

SPAARC 1318 Chicago Avenue Recommendation to Sign Board

Install a blade sign.

PROJECT REPRESENTED BY: Chair Brzezinski

GENERAL PROJECT PRESENTATION / DISCUSSION:

Chair Brzezinski presented a drawing for a small blade sign and noted that blade signs are not allowed in this area. A spelling error was noted on the proposed sign.

ACTION:

Mr. Alterson motioned to recommend approval to the Sign Board noting that the sign should have the correct spelling. Ms. Jackson seconded, and the vote was unanimous.

SPAARC 309 Howard Street Recommendation to Sign Board

Proposed Unified Business Center signage plan.

PROJECT REPRESENTED BY: Chair Brzezinski

GENERAL PROJECT PRESENTATION / DISCUSSION:

Chair Brzezinski presented elevations for the signage plan and noted that SPAARC has seen the building before for proposed remodeling. Mr. Ruiz was concerned about approving the signage plan before knowing details about the building's rehabilitation and noted that they had heard from the Alderman that she is looking for a first-rate rehabilitation. Chair Brzezinski was glad to see that they were not drilling into the terra cotta and suggested limiting the amount of window signage. Discussion followed on existing/proposed sign placement relative to entries.

ACTION:

Mr. Alterson motioned to table discussion to allow time to get more information from the applicant, Mr. Burke seconded, and the motion passed with Ms. Jackson voting 'nay.'

Respectfully submitted,
Tracy Norfleet
General Planner