

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
December 13, 2006**

Attendees:

Committee Members: Frank Aguado, Carolyn Brzezinski, John Burke, Jeff Cory, Paul D'Agostino, Rajeev Dahal, Dale Fochs, Dennis Marino, Sat Nagar,

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Jill Chambers, Ingrid Eckersberg, Bobbie Newman, Morris Robinson, Carlos Ruiz

Chair Brzezinski called the meeting to order at 2:35 p.m.

Projects Reviewed:

SPAARC (422 Davis error) 1615 Hinman Preliminary and Final
Phase 1 new construction at site of Mather Place and The Georgian

PROJECT REPRESENTED BY: Jim Curtin Architect
Dan Weinbach Landscape Architect
Steve Olson Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Curtin presented photos, plans and elevations for Phase I of the proposed residence. The following was discussed:

- Using existing loading dock and trash area/receptacles.
 - Alley is 20' wide.
- Primary entrance on Davis.
- Secondary entrance on Hinman.
- 141 units (approved for 143).
- Exterior:
 - Mansard roof.
 - Tall Arched windows at top 2 floors.
 - Julia balconies.
 - Davis St. elevation shows bays at living rooms.
 - Wood and metal trellis above 1st floor.
 - Garden on first floor outside of dining room (access from dining room). (1' - 3' of earth above concrete.)
 - Pedestrian tunnel proposed between Phases 1 and 2. Tunnel easement has not been approved yet.

- Landscaping:
 - Terraces throughout design.
 - Rooftop garden.
 - Parkways are grass.
 - Building surrounded by ground cover (periwinkle), spotted with perennial flower beds, crabapple trees and shrubs.
 - Corner area pre-cast pavers, benches and perennial beds behind them.
 - North side of building at alley: buffer of double row of aspen trees; ground cover and perennials (no path). (Security lighting may be added to this area.)
- Parking:
 - Below garden deck, below grade.
 - 177 spaces.
 - Garage access on Hinman.
 - ADA-compliant spaces and parking.
 - Garage door to property line at sidewalk:18’.
 - Overhead door.
 - Hedges close to driveway 30” or less in height.
- Drop off zone on Davis Street – does not interrupt sidewalk traffic.
- Materials:
 - Cast stone base.
 - Clear glass.
 - Stone and beige brick.
 - Green (patina-look) and off-white paint.
 - 11th floor material: Brick and some plaster.
- Signage: not yet determined.
- Electricity:
 - Underground; grate markings may have to be updated to be compliant.
 - Detectable warning of grate required.

ACTION:

The Committee voted unanimously to approve Preliminary and Final of Phase One for foundation only, subject to full review and approval of civil plans.

SPAARC 1418 Washington Street Recommendation to ZBA
Change of use to a single family dwelling and two story addition

PROJECT REPRESENTED BY: Iani Varga Developer

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Varga presented photos and plans for the proposed residence. The following was discussed:

- Building is concrete block.

SPAARC **1418 Washington Street** **Recommendation to ZBA**
(CONTINUED)

- Proposing to extend back porch out towards property line:
 - Existing porch is 9' from property line; 15' are required.
 - Requesting a variance of 12.5' (to make porch 10' deep).
- Tile roof proposed.
- Neighbors feel it is an improvement.
- Leaving chimney on left (facing front) of building.
- Height of building compliant.
- Palette: light colors

ACTION:

The Committee voted unanimously to recommend approval to ZBA.

SPAARC **2709 Lawndale Avenue** **Recommendation to ZBA**
Construct deck in street side yard of corner lot

PROJECT REPRESENTED BY: Karen Monkmen Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Monkmen presented photos of the existing deck and a site plan of the proposed deck area. The following was discussed:

A 15' setback is required for a deck from the property line, however, if the deck were in compliance, access would be very difficult. Neighbors have no objection.

ACTION:

The Committee voted unanimously to recommend approval to the ZBA.

SPAARC **1126 Florence Avenue** **Preliminary and Final**
Replacing storefront window façade

PROJECT REPRESENTED BY: Tom Hassmer Contractor

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Hassmer presented photos of the existing storefront and a sample of the vinyl, tempered, insulated window to be used. Aesthetics of window style were discussed. This window seemed to be the best option

ACTION:

The Committee voted unanimously to approve preliminary and final plan.

Subdivide into two (2) lots of record

PROJECT REPRESENTED BY: Robert James Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. James presented pictures of the proposed town home superimposed on a photo of the existing property with surrounding residences. Mr. James has altered his plans by making the town homes narrower. The following was discussed:

- Proposed garages to be 18' wide; the Committee suggested he expand them to 20'.
- Requesting 3 variances:
 - Side yard set back: 3' variance (originally asked for a 5' variance), leaving 8' & 6' between neighbors; allows for windows to be put in sides of town homes.
 - 5,000 sq. ft. lot area, lot 1
 - 7,000 sq. ft. lot area, lot 2

ACTION:

The Committee voted unanimously recommend the concept.

Other Business:

The meeting notes of the November 29, 2006 meeting were approved unanimously. The meeting notes of the December 6, 2006 meeting were approved by a majority with one abstaining.

Mr. Barnes announced that dog licenses stating "Service Handler" are being issued to owners of service animals to aid the disabled in the unquestioned and undisturbed admittance to establishments with their service animals.

The meeting adjourned at 4.25 p.m.

Respectfully submitted,

Bobbie Newman
Exec. Sec., Planning Division