

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
April 19, 2006**

APPROVED

Attendees:

Committee Members: Brian Barnes, Arlova Jackson, Jeff Cory, Jim Wolinski, Carolyn Brzezinski (Chair), Ingrid Eckersberg, Rajeev Dahal, Sat Nagar

Citizen Member: Tad Cook

Other Staff: Frank Aguado, Walter Hallen, Jill Chambers, Carl Caneva, Jean Speyer, Tracy Norfleet

Chair Wolinski determined that a quorum existed and began the meeting.

Projects Reviewed:

SPAARC	1831 Lincoln Street	Preliminary
<i>Construct a three dwelling unit multiple family dwelling.</i>		

PROJECT REPRESENTED BY: Nathan Kipnis (Architect/Co-Developer), Darush Mahadi (Co-Developer), Jaime Sanchez (Contractor)

GENERAL PROJECT PRESENTATION:

Mr. Kipnis stated that the proposal is currently for 3 units on a triangular site that is zoned R5. The first and second floor will be duplexed, the third floor will be a simplex, and the 4th and 5th floors are combined to comprise the last unit. The lower and middle units have two bedrooms, and the third unit can have more than two bedrooms. Mr. Kipnis stated that green features include recycled brick, natural light/ventilation, optional solar panels, and retention of existing large tree. Materials will include recycled brick, pella clad windows, cement fiber board (hardy plank), and metal panels. A site plan, context photos, a rendering, and floor plans were provided.

Mr. Kipnis stated that they are short about 120 sf for a fourth unit and are exploring options to make it work. If successful, this would reduce the cost of the other units and offset the costs of the building (e.g., teardown tax, green design). To create the fourth unit, the fourth and fifth floors would each become a simplex.

DISCUSSION:

Chair Brzezinski commended the green design and energy efficient measures. She asked if there are two sets of stairs. Mr. Kipnis stated that there are internal and external fire stairs as

well as stairs in each unit and an elevator. Discussion followed on the elevator (e.g., size, access, emergency power, etc).

Mr. Dahal asked about alley width, which is 20'. Enclosed parking is off the alley and can be reconfigured to meet the parking requirements for a fourth unit. Mr. Dahal asked about their construction plans and noted that there is a school across the street. He did not want the sidewalk to be affected. Mr. Kipnis did not anticipate problems since the triangular site is easily accessed, and there will not be a basement. Mr. Dahal gave the applicant a packet of information on Public Works Department requirements (e.g., utilities, garage design guidelines). Chair Brzezinski asked about condensers. They will be on the roof, with appropriate setbacks.

Chair Brzezinski noted that a landscape plan and lighting plan are needed for final approval. Ms. Chambers asked if the front patio at grade is allowed. Chair Brzezinski noted that the zoning analysis has not been completed. Ms. Jackson stated that they typically are not allowed, and discussion followed.

ACTION:

Mr. Cook motioned approval, Mr. Cory seconded, and the motion passed with Ms. Jackson abstaining.

SPAARC 1514 Davis Street Recommendation to ZBA
Construct front porch and renovation of garage.

PROJECT REPRESENTED BY: Bruce Sherman (Owner)

GENERAL PROJECT PRESENTATION:

Mr. Sherman stated that the reason for the proposed garage renovation is to address structural issues and to create more storage space. It will remain a one-car garage. A front porch also is proposed. Variations are requested for the amount of space between the house and garage and for setbacks. A plat, photos, and drawings were provided.

DISCUSSION:

Chair Brzezinski asked if the property is in a historic district. Mr. Sherman stated that it is not but because it is near one, he tried to keep within a similar style/design. Chair Brzezinski asked if he has talked to his neighbors, and he has. Mr. Dahal asked if the driveway will be widened, and it will not.

ACTION:

Mr. Wolinski motioned to recommend approval, Mr. Cook seconded, and the vote was unanimous.

SPAARC 2616 Walnut Avenue Recommendation to ZBA
Construct one story addition.

PROJECT REPRESENTED BY: Rose Bartlebaugh (Owner)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Ms. Bartlebaugh stated that the request is for a 3' bump-out to allow for a bigger kitchen. It will be cantilevered (no foundation) and will extend over an existing concrete patio rather than project on the alley side. Photos and drawings were provided. Mr. Wolinski asked if she has talked to her neighbors, and she has.

ACTION:

Mr. Wolinski motioned to recommend approval, Mr. Cory seconded, and the vote was unanimous.

SPAARC 1565 Maple Avenue Recommendation to Sign Board

Proposed temporary "For Sale" signs for new condo development.

PROJECT REPRESENTED BY: Walter Hallen

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Hallen presented photos of the current site and a drawing of the proposed 'for sale' sign. He stated that it is bigger and taller than what is typically allowed. It is a temporary sign and will be installed before the existing building is demolished.

ACTION:

Mr. Wolinski motioned to recommend approval until the building is demolished. Mr. Dahal seconded, and the vote was unanimous.

SPAARC 900 Chicago Avenue Recommendation to Sign Board

Proposed Unified Business Center Signage Plan.

PROJECT REPRESENTED BY: Walter Hallen

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Hallen stated that signage was taken into account in the design of this new building and presented a drawing and photos. He summarized the conditions of the Unified Business Center Signage Plan (e.g., color, font size, etc).

ACTION:

Mr. Wolinski motioned to recommend approval, Mr. Cook seconded, and the vote was unanimous.

SPAARC 1925-1931 Central Street Recommendation to Sign Board

Proposed Unified Business Center Signage Plan.

PROJECT REPRESENTED BY: Walter Hallen

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Hallen stated that this proposed Unified Business Center Signage Plan is for box signs with many colors. Drawings were provided. He stated that the purpose of a Unified Business

Center Signage Plan is to establish a unified image for a building (e.g., limited number of colors, harmonious/restrained colors, etc). In his opinion, this proposal neither meets the intent of the Unified Business Center Signage Plan requirements nor is in keeping with existing signs on Central.

ACTION:

Mr. Wolinski motioned to recommend denial, Mr. Cook seconded, and the vote was unanimous.

SPAARC Multiple Locations Recommendation for Sidewalk Cafe

- *Review Application for Sidewalk Cafe with liquor for type 1 restaurant within 200 feet of residential zone (Tommy Nevins Pub, 1450 Sherman).*
- *Review Application for Sidewalk Cafe with liquor for type 1 restaurant within 200 feet of residential use and outside of Liquor Control Regulations Core Area (Oceanique, 505 Main).*
- *Review application for sidewalk cafe for a Type 1 Restaurant (Davis Street Fish Market, 501 Davis).*
- *Review Application for Sidewalk Cafe for type 2 restaurant (Unicorn Café, 1723 Sherman).*
- *Review Application for Sidewalk Cafe for type 2 restaurant (Cafe Express, 500 Main).*
- *Review Application for Sidewalk Cafe for type 2 restaurant (Cafe Mozart, 600 Davis).*
- *Review Application for Sidewalk Cafe (Foodstuffs, 2601 Central).*

PROJECT REPRESENTED BY: Mr. Mooney (Tommy Nevins Pub), Ms. Andre (Oceanique), Mr. Ibarra (Davis Street Fish Market), Ms. Dahlke (Unicorn Café), Mr. Kim (Cafe Express), Ms. Angelopoulos (Cafe Mozart), Mr. Bluner (Foodstuffs)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Chair Brzezinski verified that all locations have had sidewalk cafes in the past and are in good standing with the Health Department, which they are. She then reviewed the required sidewalk café checklist, including rules for liquor (where applicable), litter collection, and new rules for sidewalk café furniture storage. Mr. Barnes provided guidance on serving customers with service animals.

ACTION:

Mr. Nagar motioned approval, Mr. Cory seconded, and the vote was unanimous.

Respectfully submitted,

Tracy Norfleet
General Planner