

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
January 31, 2007**

Attendees:

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

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Jill Chambers, Walter Hallen, Bobbie Newman, Morris Robinson, Carlos Ruiz

Chair Brzezinski called the meeting to order at 2:36 p.m.

Projects Reviewed:

SPAARC	1560 Oak Avenue	Recommendation to ZBA
<i>Expand property to use as a museum</i>		

PROJECT PRESENTED BY: Kalil Halim Contract Purchaser
Adam Wilmot Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Messrs. Halim and Wilmot presented proposed plan. The following was discussed:

- Addition to be built behind existing building, designed to complement, not imitate landmark Victorian house currently on lot, which is to be fully restored.
- Addition must accommodate 14' Tiffany glass art pieces.
- Variance required for # of parking spaces: They are 6 under the required 15.
- A new zoning analysis is to be done (plans have changed from original).
- Time issue: contract has been extended several times; they are requesting to go to Preservation Commission and ZBA meetings on same night, as contract will not be extended further.
- Materials: gray limestone within a tan mass.
- Ms. Brzezinski suggested a glass reveal to separate the 2 buildings and landscaping.
- Mr. Ruiz suggested the addition be a little smaller than the landmark rather than on the same plane.
- Committee suggested allowing public parking during off-hours, to compensate for the lack of required parking spaces.

ACTION:

- The Committee voted unanimously to recommend to the ZBA subject to the Preservation Commission Review and Approval

Construct a single family dwelling

PROJECT PRESENTED BY: Richard Koenig Representing HODC, Property Owner

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Koenig presented his proposed plan. The following was discussed:

- House is to cost \$300,000 to build, but will sell as low-income housing for \$155,000.
- House is to have 3 bedrooms, 2.5 baths, front and back porches, and a 2-car detached garage.
- Currently vacant lot was donated to Mr. Koenig's not-for-profit organization, HODC (Housing Opportunity Development Corporation).
- Pre-fabricated house will take 2 days on-site to complete.
- Materials:
 - Blue vinyl siding with white trim; Ms. Brzezinski suggested using smooth hardyboard for the front with wide trim boards, and closed risers on stairs.
 - Roof: asphalt shingle.
 - Windows: white, clad, double hung w/low-e glass.
- Variance to be addressed/zoning analysis to be obtained: side set backs: 5' required, 3.25' proposed; house is to be 16' wide.
- Ms. Brzezinski suggested adding an overhang.
- Mr. Koenig will coordinate with City on delivery of house from Dodge Avenue, as some lanes will need to be closed but the street will remain open.
- Landscaping: bushes and flowers in front, re-sod front yard.
- A side walkway was discussed.

ACTION:

No action taken on discussions.

Alteration and elimination of 29 required parking spaces for a Religious Institution

PROJECT PRESENTED BY: Zafar Ahmed Member of Executive Committee
Khaled Noman Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Ahmed presented photos of existing building, site plans and elevations of the proposed plan. The following was discussed:

- Building is to be used as a community center with activities around the same time as Friday afternoon mass. Building to house a kitchen, offices, library and sanctuary.
- Need to install more washstands for before-prayer wash (hands, face, feet only).
- Per zoning analysis all issues resolved except parking.
- 400 person occupancy; providing 11 on site, 29 off site previously provided by Ecology Center, no longer available.
- Peek hours, Friday at noon for 1 to 1.5 hours.
- Messrs. Ahmed and Noman stated that at the most they would have a maximum of 25 cars for any event. The neighborhood is also aware of this and supports it.

- 20% impervious surface required by zoning. They propose 30-40%.
- Existing service elevator to be converted to passenger.
- Ramp will be added to south side of building for ADA access.

- 1-floor building with mezzanine at east side only.
- Fire exits at four corners.
- Garage has rooftop equipment not visible from street. Ms. Brzezinski suggested an ivy covering for garage.
- Lush landscaping proposed (no plan yet.)
- Materials: masonry stone base with ceramic tile (or comparable quality) decorative design.

ACTION:

Committee voted unanimously to recommend approval to Zoning Board of Appeals.

Other Business:

The meeting notes of the January 17th, 2007 meeting were unanimously approved.

The meeting adjourned at 3:45 p.m.

Respectfully submitted,

Bobbie Newman
Exec. Sec., Planning Division