

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE  
(SPAARC)  
MEETING NOTES  
October 24, 2007**

**Attendees:**

**Committee Members:** Frank Aguado, Jeff Cory, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Dale Fochs, Carlos Ruiz

**Citizen Member:** Tad Cook

**Other Staff:** Brian Barnes, Jill Chambers, Ingrid Eckersberg, Bobbie Newman

**Presiding Member:** Walter Hallen

Chair Hallen called the meeting to order at 2:33 p.m.

**Projects Reviewed:**

**SPAARC                                  604 Judson Avenue                                  Preliminary and Final**  
*Resubdivision into two lots of record and construction of a single family dwelling on each lot*

PROJECT PRESENTED BY:     Robert Lubotsky             Architect, Owner

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Lubotsky presented photos, elevations and site plans. The following was discussed:

- There is a single family home currently on the 100' wide lot, to be demolished
- He proposes to divide the lot into 2 lots, approximately 50' each
- Average lot width on block 50'
- Immediately to the south are 3 single house lots: 32' – 33' wide, each
- Both proposed houses are approx. 30' wide, affording 20' between them and their neighbors'
- Applicant proposes to demolish a 2-car garage currently on the lot, and save a new 3-car garage currently on the lot at the south end of the property
- Preliminary zoning analysis has approved the plans
- No variances for proposal; everything in compliance
- Preservation Commission has approved the houses and subdivision
- None of city services will be affected by subdividing property
- Both are 2 stories with partial 3<sup>rd</sup> floor attic space with dormers
- South house (similar to 731 Forest): entry patio with living room in projected front part, to be compatible with recessed entry of house next door
- North house (similar to 1010 Michigan): recessed porch entry with living room in projected front part

- Materials:
  - Exterior all standard size brick: beige brick, south house; taupe brick north house
  - Wood bay & soffits on north house
  - Limestone trim on bay on front of south house
  - Some stucco, predominantly in back
  - Handrails, stainless steel
- Applicant has considered changing current overhead electrical to underground
- Chair Hallen commented that applicant did an excellent job of integrating site with neighborhood

**ACTION:**

The Committee voted unanimously to approve 1) the building design, as required for a subdivision, and 2) the preliminary and final plans for the houses.

**SPAARC** 2536 McDaniel Avenue **Final**  
*Construct a 6 dwelling unit multiple family dwelling*

PROJECT PRESENTED BY: Dan Pontarelli Developer

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Pontarelli presented material samples and presented minor changes to the plan for the proposed building. The following was discussed:

- Cut stone banding to be placed above 1<sup>st</sup> floor and around entry way
- Roofing: architectural style, 3 tab shingle
- Wide mutton windows, clad on outside
- Lighting:
  - Lighting on back to light parking area is to be wall mounted down lights
  - Coach lights also for front entry and over garage and rear entrance
  - Evergreens on north side to shield north neighbor from headlights/parking lot lights
  - Ms. Eckersberg expressed concern of glare from clear glass on coach lights
  - Applicant will consider photocell instead of timer lights for front door lights
  - Coach lights on each balcony to be controlled by tenants
  - Applicant will consider a metal grill option to cover glass in side door
  - Coach lights are to be black
- Change: Paved square with fountain in center will now be (more pervious) crushed granite
- Electric power pole at garage entry will be changed to underground and moved to the south- western corner of the building

**ACTION:**

The Committee voted unanimously to approve the final plans.





**Other Business:**

The Committee voted by majority with three abstaining to approve the meeting notes of the October 17, 2007 SPAARC meeting.

The meeting adjourned at 3:47 p.m.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division