

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
May 30, 2007**

Attendees:

Committee Members: Jeff Cory, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Bill Dunkley, Walter Hallen, Arlova Jackson, James Wolinski

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Bobbie Newman, Carlos Ruiz, Ann Stuart

Chair Hallen called the meeting to order at 2:30 p.m.

Projects Reviewed:

SPAARC	1218 Elmwood Avenue	Discussion
<i>Construct a single family dwelling</i>		

PROJECT PRESENTED BY: John Zacher Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Zacher presented plans for the proposed house. The following was discussed:

- Propose:
 - 1800 sq. ft. on 1st floor
 - 1900 sq. ft. on 2nd floor
 - Partially furnished basement and attic
 - Front porch extending across front
 - Stone base across porch
 - Prominent gable in front
- Lot currently contains uninhabitable house which is to be demolished
- Mr. Wolinski alerted Mr. Zacher that there is a \$10,000 demolition fee/affordable housing tax
- Ms. Jackson checked the zoning analysis which showed a 1'2" overhang plus 3" for gutter 6' off the north property line: Mr. Zacher stated that he has made adjustment for this by moving the house over 1' and is now in compliance
- Mr. Wolinski informed Mr. Zacher of the requirement of a neighborhood meeting:
 - Meeting is to be about one week before permit is acquired
 - Inform neighbors of the construction of the house and show plans at meeting
 - Neighbors from either side of the street on that block should be notified
 - Keep an attendance sheet for all who attend to sign
 - Attendance sheet may be required for permit

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Stuart read the regulations for a sidewalk café to Mr. Ng.

- Mr. Ng agreed to abide by the regulations
- Mr. Ng requested a waiver for some of their disposables to be used: chopsticks & cups
- Mr. Barnes explained the service animal handout and regulations
- Mr. Ng agreed to abide by the service animal regulations

ACTION:

The Committee voted unanimously to approve the sidewalk café

SPAARC 823 Monticello Place Recommendation for ZBA

Install an AC condenser approximately 5' from property line

APPLICATION PRESENTED BY: David Cella Architect

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Cella presented photos of the proposed AC condenser in the proposed location:

- Mr. Cella presented a letter written by the neighbors adjacent to AC condenser location consenting to it and stating that they do not believe it affects the property or aesthetic value of their home
- Need to add the AC condenser because the owners have decided to add air conditioning to the lower level of their home
- Ms. Jackson advised Mr. Cella to bring specs for the unit to the ZBA meeting
- Mr. Cella stated that he was told the newer units are much quieter than the old, and that this is a new unit
- Mr. Cella explained why they need to put it in the proposed location:
 - The backyard is very small
 - Narrowest lot on the block
 - Lot is 31' at rear; 45' at front
 - Driveway is all concrete at garage/alley
- Chair Hallen commented that there wouldn't be much of a backyard left if it was placed there

ACTION:

The Committee voted unanimously to recommend approval of the AC condenser unit to the ZBA.

Other Business:

The Committee voted by majority of 7 with 2 abstaining to approve the meeting notes for the May 23, 2007 SPAARC meeting.

The meeting adjourned at 3:17 p.m.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division