



**GENERAL DISCUSSION:**

Ms. Floeter presented plans for the proposed addition. The following was discussed:

- Footprint of existing 2-story home is less than 550 sq. ft.
- Entrance and exit doors are on rear side of house facing north; only windows on Madison side
- House has a kitchen and living room on 1<sup>st</sup> floor, 2 bedrooms and 1 bathroom on 2<sup>nd</sup> fl.
- House has an open full basement
- Existing 2 car garage that only has entrance/access for 1 car with a screened porch
- Alley is “unopened” (grass & trees grow in alleyway)
- Propose:
  - To enlarge kitchen on the first floor
  - To add one bedroom and a second bathroom on the second floor
  - To put the addition between the house and the garage, attaching the garage and converting garage section into laundry room and a bathroom
  - To add 5’ to garage (for storage space – no space for a second car because of an old dogwood tree)
  - Put the front door on the front of the building, on the Madison side (with a front porch)
- To add these additions in the front would be much more expensive and would require rearranging existing rooms
- Variances requested:
  - Side yard: 5’ requested; 15’ required
  - Rear yard: 3’ requested; 30’ required
- Addition is 23’ (distance from house to garage)
- Garage has existing nonconforming 5’ setback, (requesting another 6”)
- Adjacent properties have similar setbacks
- House has much larger than required front setback

**ACTION:**

The Committee voted unanimously to recommend approval to the ZBA.

<b>SPAARC</b>	<b>610 Michigan</b>	<b>Preliminary &amp; Final</b>
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Proposal to convert an existing multi-family 5-unit building to a 4 units and replace windows.

APPLICATION PRESENTED BY            Zisong Feng            Architect

**GENERAL DISCUSSION:**

The owners did not come to the meeting and Mr. Feng did not have photos or specifications of the proposed windows.

**ACTION:**

The Committee voted unanimously to table the item.

**Other Business:**

The Committee voted unanimously to approve the August 19, 2009 SPAARC mtg. minutes.

The meeting adjourned at 3:08 p.m. The next SPAARC meeting will take place on Wednesday, September 9th, 2009 unless otherwise noted.

Respectfully submitted,  
Bobbie Newman