

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
November 4, 2009**

Attendees:

Committee Members: D. Argumedo, J. Chambers, J. Cory, P. D'Agostino, B. Dunkley
I. Eckersberg, M. Rons, C. Ruiz

Citizen Member: S. Valavanis

Other Staff: J. Metzger

Presiding Member: J. Chambers

A quorum being present, acting Chair Chambers called the meeting to order at 2:34 p.m.

Projects Reviewed:

SPAARC 1803 Grant Street (single-family residence) Recommendation to ZBA

Request for major variances to extend the front porch and enclose/expand the rear porch. The project would require zoning relief from front yard and interior side yard setback requirements. (09ZMJV-0081)

APPLICATION PRESENTED BY: Julie Bird, Property Owner

GENERAL DISCUSSION:

Ms. Bird presented the plans for the porch additions and photos of the property. The following was discussed:

- Existing setbacks are nonconforming
- Two porch additions are proposed, one in the front, one in the rear
- The front porch addition is not extending closer to the front property line than the existing front porch, with the exception of the new stairs
- The adjacent neighbor wrote a letter explaining they do not object to the proposal
- The rear porch addition is not extending closer to the side property line than the existing rear porch

ACTION:

- The Committee voted unanimously to recommend approval to the ZBA.

SPAARC 709 Foster Street (single-family residence) Recommendation to ZBA

Request for major variances to construct a 20'x18' garage. The project would require zoning relief from minimum required separation of structures and accessory structure location requirements.

(09ZMJV-0082)

APPLICATION PRESENTED BY: Paul Leonardi, Property Owner

GENERAL DISCUSSION:

Mr. Leonardi presented plans and photos of neighboring garages. The following was discussed

- Mr. Leonardi bought the property from a developer that had recently subdivided the property, access to Orrington was cut off as a result
- No garage exists on the site...proposal is to construct a detached two-car garage
- Com Ed service lines run from NW corner of property to house, can't place garage underneath lines, too expensive to run lines underground
- To move garage to rear yard and extend a driveway to it would put property over impervious limitation
- Attached garage would not suit historic character of the home, it would be expensive to attach garage
- The site has many restraints that are difficult to work with
- Notices were sent to properties within 500 feet...no comments received to date
- A shared driveway with the neighbors is not a viable option
- The windows on the west elevation of the wall must be setback more than 3 feet from the west property line, otherwise they must be fire-rated

ACTION:

The Committee voted unanimously to recommend approval to the ZBA.

SPAARC 1555 Ashland Avenue (single-family residence) Recommendation to ZBA

Request for major variances to replace an existing one car garage with a 21.6'x12.9' (same dimensions) one car garage with a new screened in porch above. The project would require zoning relief from front yard and rear yard setback requirements.

(09ZMJV-0084)

APPLICATION PRESENTED BY: Laurie Moran, Property Owner

GENERAL DISCUSSION:

Ms. Moran presented proposed building plans and photos of the property. The following was discussed:

- The footprint of the existing structure will remain unchanged, addition is a second story addition above the garage
- The applicant was informed that the ceiling clearance within the garage must be a minimum of 7 feet
- Notices were sent to property owners within 500 feet and signs were posted on the property
- A committee member mentioned they felt the proposal was an improvement to existing conditions
- It was noted that the Preservation Commission has already issued a Certificate of Appropriateness for this project

ACTION:

The Committee voted by majority with one opposed to recommend approval to the ZBA.

Other Business:

The Committee voted by majority with one abstaining to approve the October 14, 2009 SPAARC meeting. minutes.

The meeting adjourned at 3:15 p.m. The next SPAARC meeting will take place on Wednesday, November 11th, 2009 unless otherwise noted.

Respectfully submitted,
Josh Metzger