APPROVED

SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
August 5, 2009

Attendees:

Committee Members: Jill Chambers, Jeff Cory, Bill Dunkley, Ingrid Eckersberg, Walter Hallen, Josh Metzer, Michael Rons

Other Staff: Dominick Argumedo, Bobbie Newman, Martin Travis

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:39 p.m.

Projects Reviewed:

SPAARC 1570 Elmwood Preliminary & Final

Proposal for the construction of a shade structure on the roof of the building

APPLICATION PRESENTED BY: Bill Mitchell Project Manager
Julie Deleon Designer

GENERAL DISCUSSION:
Mr. Mitchell presented plans for the shade structure. The following was discussed:

- Applicant proposes to construct a welded steel shade structure on the roof:
  - 9’ off finished floor surface
  - 10’ X 15’ structure
  - 4” columns 7” channel
  - Matching silver tone metal color to window frames
  - 2’ X 6” shade joist, every foot
- Rooftop has a water feature, fire feature, grill, planters and outdoor seating

ACTION:

- The Committee voted unanimously to approve the preliminary and final plans.

SPAARC 2650 Eastwood Recommendation to ZBA

Request for variances for construction of a third story to a single family home

APPLICATION PRESENTED BY: Betsy Katten Owner

GENERAL DISCUSSION:
Ms. Katten presented plans for the proposed construction. The following was discussed:

- Requested variances:
    - Sideyard is legal nonconforming:
      3' setback Major variance requested; 5' required
    - Front yard: 25' setback requested; 27' required
    - Dormer/window issue to be resolved with Building Reviewer
- House needs new roof; family decided to add a third floor bedroom and bath and a dormer
- Family has lived there 8.5 years
- Lot is 50' X 110': no other way to build
- Proposal does not expand footprint of house
- Applicant has received approval of neighbors and will obtain it in writing

ACTION:
The Committee voted unanimously to recommend approval to the ZBA on the condition that the eave overhang issue is resolved with Zoning and notification is revised accordingly.

SPAARC 3003 Park Place Recommendation to ZBA

Request for minor variances for construction of a 2-story, a 1-sotry, a front porch addition and a new detached 2 car garage.

THIS APPLICANT RESCHEDULED.

Other Business:

The Committee voted unanimously to approve the minutes of the July 29, 2009 SPAARC meeting.

The meeting adjourned at 2:54 p.m. The next SPAARC meeting will take place on Wednesday, August 12th, 2009 unless otherwise noted.

Respectfully submitted,
Bobbie Newman