

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
September 9, 2009**

**Attendees:**

- Committee Members:** Paul D'Agostino, Bill Dunkley, Ingrid Eckersberg, Walter Hallen, Josh Metzger, Michael Rons
- Other Staff:** Dominick Argumedo, Brian Barnes, Bobbie Newman, Carlos Ruiz
- Presiding Member:** Walter Hallen

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

**Projects Reviewed:**

<b>SPAARC</b>	<b>2338 Bryant</b>	<b>Recommendation to ZBA</b>
Proposal to demolish existing garage and construct new garage with major variances		

APPLICATION PRESENTED BY: Richard Miller Owner

**GENERAL DISCUSSION:**

Mr. Miller presented plans and elevations of the proposed garage. The following was discussed:

- Propose:
  - To demolish existing garage
  - To construct a new garage
- Garage location has been pushed east as far as possible to allow reasonable ingress and egress into garage from alley
- Proposal has been revised to push garage 7 ¾' to the east, which requires putting the northwest corner of the garage as close to the lot line as possible
- Variances:
  - 24" requested, 36" required from the south lot line
  - 6" encroachment from overhang on NW corner of property
- House is a landmark structure; applicant has put effort into producing a handsome structure to minimize impact on his landmark and neighboring homes, and keep yard as large as possible
- The revisions to the proposal are more compliant than those listed in the public notice
- Mr. Steve Engleman, representing adjacent neighbors to the south, Mr. and Mrs. Taylor, said:
  - The Taylors object and urged the committee not to recommend approval to the ZBA
  - There is no hardship for the applicant causing him to need a 6" overhang into the MWRD property (NW corner encroachment request) and he should move his garage into his yard so the overhang does not encroach

