The Architectural Review Board met at 10:30 AM on Thursday, November 1, 2018, in Turner Community Center. Those in attendance were: CHAIR BOB JEFFREY, DAVE ROSEN, CHRISTINE BRUESCHKE, JOHN HAUGHTON and JOHN MILOS. Staff members present were: JENNIFER MAJEWSKI, DAVID WILLIAMS and others present were: SAM PRICE Jr.

1.) 18-18 VERN & JANET WALLACE 4 Judson
Richard Peebles, architect, was present with plans to request to expand the existing 2nd floor porch approximately 2’ in order to create a private porch/entry for the second-floor unit. The existing building (including porches) currently encroaches into the 10’ side yard setback per Architectural Land Use Regulations 4.3.6 and the 10” separation between buildings. ARB members expressed concern with the proximity of the new porch line and to the adjacent building and the potential for obstructing fire department access between the building. ARB members felt that these negatives outweighed the potential benefits.

NEIGHBOR COMMENTS:
Tom Klosterman – L – opposed  Jeff Lauck – L – opposed

After discussion: THE MOTION TO APPROVE A VARIANCE TO ENCROACH INTO THE INTERIOR SIDE YARD SETBACK AND REQUEST FOR A VARIANCE TO CONSTRUCT A PORCH EXPANSION INTO THE 10’ DISTANCE SEPARATION REQUIREMENT WAS DENIED 4-1 (ONLY DAVE ROSEN VOTED FOR THE MOTION).

2.) 18-19 DAVID MAGEE 24 Waugh
Jeff Kidder, architect, was present with plans to request to replace the 1 story porch with a new 2 story porch. This involves complete removal of the existing porch structure. The footprint will remain exactly the same. A second story floor window will be turned into a door. All construction is compliant with the current regulations.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST A PARTIAL DEMOLITION OF THE ENTIRE EXISTING PORCH STRUCTURE PER 6.11 OF THE ALU REGULATIONS WAS APPROVED 5-0.

3.) 18-20 COLONNADE COTTAGE 9 Simpson
Steven Schmidt, owner of 1 unit, and Susan Brierley, architect, were present with plans to replace the 3-story porch structure on the south side of the building, along Miller Avenue. This involves complete removal of the existing structure and constructing a new one in the same location. The existing porch currently encroaches into the 5’ street side yard setback by 2.3’ and the proposed replacement porch will encroach the same. The new porch will have wood posts with chamfered corners.

John Milos questioned if there was an approval for the awnings on the roof and basement level on the Miller Avenue side. Both awnings encroach into the setback and would need an approval to go back up. The owners of the Colonnade Cottage units will go back to see if they had prior approval to erect each awning.

NEIGHBOR COMMENTS:
John Rosenthal – L – approve  Susan Drabant – P – questions about awning
Ruth Nelson – P – questions about awning
After discussion: THE MOTION TO REQUEST A VARIANCE FOR PARTIAL DEMOLITION PER 6.11 OF THE ALU REGULATIONS AND TO ENCROACHMENT INTO THE STREET SIDE YARD SETBACK PER 4.3.6 OF THE ALU, WITHOUT ANY AWNINGS WAS APPROVED 5-0.

4.) 18-21 Steve Drabant 12 N. Terrace

Steve Drabant, owner, and Diane Hendricks, architect, were present with a request to construct an addition to the rear of the upper level structure for the purpose of extending a bedroom. The addition would enclose space where a covered deck currently is. The enclosure will come into the 10’ separation as required by 4.3.6 of the Architectural Land Use Regulations.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST TO ENCLOSE AN ADDITION INTO THE 10’ DISTANCE SEPARATION REQUIREMENT WAS APPROVED 5-0

Minutes for August 23, 2018 were approved

There being no further business, the meeting was adjourned.
Respectfully submitted,
Jennifer Majewski