

Additional Approval Requested:

For review and approval of the plan for the re-use of the property including the replacement structure.

NEIGHBOR COMMENTS:

1. James Chaloupka – 17 Center – L -would like assurance of the preservation of the new design
2. Benjamin Hamden – 38 Miller – L – no objection
3. Syd & Anita Holec – 27 Vincent – L – no objection
4. Matt & Phyllis Gromet – 24 Vincent – L – no objection
5. Katherin Hastings – 16 Center – L – no objection

After presentation by the applicant and review of the comments, the following resolution was proposed:

WHEREAS, the ARB has considered the factors set forth in ALU Regulation 6.11.2 and determined that the structural integrity of the home at 25 Vincent is impaired to the point that rehabilitation of the structural is technically infeasible: and

WHEREAS, the ARB has reviewed the plan for the re-use of the property including the replacement structure and has determined that the replacement structure will be in keeping with the scale, character and design of the existing structure and the character of the existing district and neighborhood.

NOW THEREFORE BE IT RESOLVED, that the plan for the complete demolition of the existing house at 25 Vincent and the new construction of its replacement, substantially as presented to this meeting pursuant to ALU Regulation 6.11.3 be approved and directs the Administrator to issue a Compliance Certificate for such new construction upon completion of review of final plans and satisfaction of compliance with other applicable regulations by the Administrator, including the requirements of ALU Regulation 6.11.3.3.

Following discussion, resolution PASSED.

C. 24-03 BRIAN & ERICA HUNT, DAVE & LINDA SHAFFER 16 N. Terrace

Brian Hunt, owner, was present with plans proposing a scope of work for renovation and rehabilitation of the building. This work proposes interior structural alterations, interior alteration of walls to allow for changes to the layout of the building's interior, replacement of some components of the building's exterior in-kind due to rot, substantial demolition and the replacement of the ground floor. At the time of purchase, 16 N. Terrace was a rooming house. The current owners are converting it into a multifamily home.

Ryan Boughton, Administrator, informed the ARB of a stop work order placed on 16 N. Terrace on October 25 because demolition work had begun prior to the issuance of a Compliance Certificate for Substantial Demolition, in violation of ALU Regulation 6.11.2 and expressed support for imposing a penalty for starting work without a permit and substantial demolition without approval.

Variances requested:

1. For Substantial Demolition of the Building at 16 N. Terrace under ALU Regulation Section 6.11.2

*L – Means Letter

*P – Means In Person

2. For new construction to come within 10'-0" of a neighboring structure under ALU regulation 4.3.6
3. For encroachment into a setback on the Northwestern side of the property under ALU Regulation 4.3.6
4. For encroachment into a setback on the Northeastern side of the property under ALU Regulation 4.3.6
5. For encroachment into a setback on the Southeastern side of the property under ALU Regulation 4.3.6

NEIGBOR COMMENTS:

1. Gordon & Susan Kaye – 9 Whittfield – L – upset garden is gone, against parking
2. Eric Blumenthal – 15 N. Terrace – L – no objection
3. Bea Blumenthal – 15 N. Terrace – L – no objection
4. Terri Blumenthal Cremer – 15 N. Terrace – L – no objection
5. Carol Cedro – L – concerned about parking

After presentation by the applicant and review of the comments, the following motion was made.

WHEREAS, the ARB has considered the factors set forth in ALU Regulation 6.11.2 and acknowledges that the structure was formerly a Boarding House that is being converted into a multi-family dwelling; and

WHEREAS, the affected area of the structure was in poor condition and was not suitable for its new intended use;

THEREFORE, BE IT RESOLVED, that the plan for the substantial demolition of the existing house at 16 N. Terrace and the construction of its replacement, substantially as presented to this meeting under ALU Regulation 6.11.3, be approved and the ARB directs the Administrator to issue a Compliance Certificate for such new construction upon completion of review of the final plans and satisfaction of compliance with other applicable regulations by the Administrator, including the requirements of ALU Regulations 6.11.3.3, and the payment of any penalties assessed by the Administrator pursuant to ALU Regulation. 9.2.2.

Following discussion, the resolution PASSED.

The ARB noted specifically that it is not taking action with respect to parking and that it will be considered at a later date.

III. Approval of Prior Meeting Minutes

Minutes from the ARB meeting of November 2, 2023, were presented. There being no comments, the minutes were approved by unanimous consent.

There being no further business, the Chair declared the meeting adjourned.

Respectfully submitted
Jennifer Majewski

*L – Means Letter

*P – Means In Person