

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of October 2, 2008

Members Present

<input checked="" type="checkbox"/> Joyce Lenhardt, Co-Chair	<input checked="" type="checkbox"/> Larry McEwen
<input type="checkbox"/> Jean McCoubrey, Co-Chair	<input type="checkbox"/> Ned Mitinger (temporary reassignment)
<input checked="" type="checkbox"/> Harriet Brumberg	<input type="checkbox"/> Bill Washburn
<input checked="" type="checkbox"/> Steve Gendler	<input checked="" type="checkbox"/> Allison Schapker
<input checked="" type="checkbox"/> John Haak	<input checked="" type="checkbox"/> Ned Mitinger, VP Physical (ex-officio)
<input checked="" type="checkbox"/> Alfred Dragani	-

Others Attending

Henry and Suzy O'Reilly, owners garage 424 W. Springfield Ave

Jill Calper and Joan Brown, owners 543 W. Moreland Ave.

Phil LaCalsey, CHCA Community Manager

Melissa Nash, recorder

Joyce Lenhardt, co-chair, opened the meeting at 8:05. It was moved that the minutes from September be approved. The motion was seconded and unanimously approved.

New Garage, 424 W. Springfield

•Presentation/Discussion: (This was a second presentation of this project.) L McEwen, architect for the project noted that Henry O'Reilly has signatures of five additional neighbors. One adjoining neighbor has indicated that they would like the existing garage to remain. L McEwen has reviewed the site plan and has adjusted the location of the proposed garage. The Crooks (neighbors) have 2 two-story structures with 2175 sf footprint and the Hallorans have a 2 story garage with a 3000sf footprint. The O'Reillys garage will have a 825 sf footprint. There is a 30" maple and 6 spruces on the rear line. The garage has been shifted from the rear line to allow for plantings. The second floor has been reduced and the building has been stepped back to create a balcony with French doors over the garage doors. The sidewall facing the Crooks is reduced in length by this action. The O'Reillys plan to plant flowering trees in the courtyard. The ridge height is lowered 20" and is now 22'-4" with the eave at 17'-2". Trees will be planted at the rear to break up the wall. L McEwen plotted the proposed trees and presented a drawing showing the new garage with the new plantings.

•Committee Input; Ned Mitinger asked about the variances. The variances are for use (second floor) and height (over 15"). Steve Gendler asked about the gate shown between the garage and the courtyard. This is required due to the pool. Belgian block ties the parking in the front and in the rear together. It was asked how the three adjoining neighbors feel about the project. The Crooks want the old garage to stay, the Hallorans are not in favor but are open to suggestions of change, the third neighbor wants to be "Switzerland" and remain neutral. John Haak noted that the changes have resulted in sensitive improvement of the design. The fact that there is no kitchen is positive. S Gendler stated that the improvement to the landscaping was positive. H O'Reilly stated that he feels the new design fits the site better and suggested that a window could be put in the wall facing the Crooks if they wanted it. J Lenhardt noted that high windows could be a benefit. L McEwen stated this could be done if the windows could be unrated. Alfred Dragani, noting that the design was improved, stated that the Crooks called him stating that they were unable to attend tonight. He also asked if he should recuse himself, as he knows the Crooks. He was asked to follow his own judgment, as there was not a professional or monetary relationship involved.

- Committee Action: J Haak moved that the committee recommend support of the request for variances to the DRC. Harriet Brumberg seconded the motion. The vote was in favor with the exception of A Dragani who abstained.

Addition 543 W. Moreland Ave

- Presentation/Discussion: Jill Calper and Joan Brown, owners, wish to add a bedroom to the rear of their house. The addition would intrude on the rear setback with only 8' to the line. The house has a large front yard and narrow rear yard. They showed photos of the house and lot and had neighbor support signatures.

- Committee Questions and Comments: Committee questions included support of rear neighbor (given) landscaping, breaking up a blank wall and height of windows.

- Committee Action: H Brumberg moved that the committee recommend support for a variance for 543 W. Moreland Ave. to the DRC. The motion was seconded and approved unanimously. The owners do not need to appear at the DRC but should plan on attending the Board meeting.

Adjournment

- The meeting was adjourned at 8:55 PM.