MEETING SUMMARY

February 20, 2014
2231 North High Street
Northwood & High Building, Room 100
6:30pm

members present
Ted Goodman, George Kane, Brian Horne, Frank Petruziello,
Pasquale Grado, Doreen Uhas-Sauer

members absent

A. Approval of Minutes

1. 6:50
Meeting Summary from January
motion by Mr. Kane / Mr. Petruziello
To approve the Meeting Summary as submitted.
vote 4-0 to Approve

B. Applications for Certificate of Approval

1. 112-114 East 11th Avenue Residence
   applicant: Barry Jardine (Architect), Wayne Garland (Owner)
   addition
   to be reviewed: 6:50 - 7:15

   • Mr. Petruziello question why the dormer would be covered up.
   • Mr. Goodman suggested that the floor level be lowered; set around 18”.
   • Mr. Horne suggested reducing the overhang on the addition so that the new roof sits below the existing roof.
   • Mr. Kane commented that all the windows should be double hung.
   • Mr. Petruziello commented that the windows in the stairway should be placed within reach of the landing.
   • Mr. Petruziello commented that the existing slate roof should remain and the slate on the North face can be used as repair slate.

   motion by Mr. Kane / Mr. Petruziello
   To recommend approval of the proposal with the condition:
   • That the existing slate roof on the main structure shall remain.
   • That the floor of the addition should be lowered.
   • That the overhangs on the addition should be reduced.
   • That detail A5 shall be corrected.

   vote 5-0 to Approve
C. Applications for Zoning, Code Enforcement and/or Conceptual Review

1. 343-345 West 8th Avenue Residence
   applicant: Dave Perry (Dave Perry Company)
   to be reviewed: 7:15 - 7:42
   zoning recommendation | addition

   - Mr. Perry reviewed the history of the property as a school and rezoning in 2002. He commented that the addition fills in a gap in the frontage of 8th Avenue.
   - Mr. Petruziello questioned the calculation of FAR; Mr. Ferdelman recited the code language for FAR.
   - Mr. Horne commented that the addition should be set back, be subservient to the main building.
   - The Board and Applicant review the benefits and liabilities of the proposed addition.
   - Mr. Kane requested that the project be tabled until more Board Members were present.
   - Mr. Goodman commented that the Board should support the architectural treatment or not; the numbers are one factor but you are either comfortable with the addition or not.
   - Mr. Goodman expressed support for the requested variances.
   - Mr. Petruziello commented that the addition needs to be well executed, with proper use of materials.

   Tabled
   Things to consider:
   - The addition should be set back from existing building.
   - The addition should not have a competing porch and entry.

2. 349 West 8th Avenue Residence
   applicant: Dave Perry (Dave Perry Company)
   to be reviewed: 7:42 – 7:55
   zoning recommendation | additions

   - Mr. Petruziello questioned why the addition does not comply with the existing zoning; Mr. Ferdelman replied that the additions that have been approved are usually in the AR-4 District – similar to 112-114 east 11th Avenue.
   - Mr. Horne commented that the constant concern of neighbors seems to be the increasing density.
   - Mr. Perry commented that the location is prime rental property location.
   - Mr. Goodman question the use of a flat roof and indeterminate materials

   Tabled
   Things to consider:
   - The flat roof should be reconsidered.
   - The materials should be reviewed.

D. Staff Issued Certificates of Approval

- 1454 Neil Avenue windows
- 1428 North High Street reface sign
- 237 East 11th Avenue door
- 2700 North High Street reface signs
- 230-232 Chittenden Avenue porch
- 1918 Indianola Avenue windows

7:55 – 8:00

motion by Mr. Kane / Mr. Horne

To approve as submitted.

vote 4-0 to Approve
E. Board Approved Applications Issued Certificates of Approval

- 2620 North High Street (Grill House-Signs) 12/19/2013: signs 01/15/2014
- 20 East 13th Avenue (Formaggio) 12/19/2013: addition 01/14/2014

F. Next Meeting

- Thursday March 20, 2014 / 6:30 pm / 2231 North High Street (Northwood & High Building, Room 100)