

MINUTES
REGULAR MEETING of the ROSS ADVISORY
DESIGN REVIEW GROUP
TUESDAY, NOVEMBER 24, 2009

1. **7:00 P.M. Commencement.**

Jim Kemp called the meeting to order at 7:00 pm. Jim Kemp, Mark Fritts, and Noreen Slivon were present. Elise Semonian, Senior Planner, was present for Town staff.

2. **Approval of Minutes for September 2009.**

The Advisory Design Review Group approved the September 2009 meeting minutes.

3. **Open Time for Public Expression.**

No one wished to comment during the open time.

4. **57 Laurel Grove, Jennifer Maxwell, A.P. Number 72-181-08**

Proposal for redevelopment of the site, which would involve applications for design review, hillside lot/hazard zone and demolition permit. The project includes demolition of the existing 5,746 square foot residence and construction of a new residence consisting of 4,042 square feet of living area on two stories over a 2,766 square foot basement/storage level. An attached, 601 square foot, two-car garage is also proposed. Total development of 7,409 square feet of floor area is proposed.

Gross lot area	52,609 sq. ft.	
Effective lot area	44,721 sq. ft.	
Existing Floor Area	12.9%	
Proposed Floor Area	16.6%	(15% permitted)
Existing Lot Coverage	7.5%	
Proposed Lot Coverage	7.2%	(15% permitted)

* The slope of the site is 38%, the hillside lot design standards would recommend a guideline floor area of 3,592 square feet.

Jeff Kroot, project architect, was present for the applicant.

After reviewing and discussing the project, the ADR Group (Kemp, Fritts, Slivon) made the following recommendations regarding the proposed project at 57 Laurel Grove:

- The floor area should not exceed the 15% maximum permitted for the zoning district.
- The front elevation should be modified to create a better sense of entry.
- The landscape plans should be in context with the structure.
- The applicant should provide a sample of the stone materials for review by the Council. The materials should be subdued and natural looking. Stone should be a darker color and non-glaring.

5. **39 Poplar Avenue, Lambert and Dorothy Meyer, A.P. Number 73-273-05**

Application for design review and variances to allow replacement of a two-car garage within the side yard setback. The new garage would have a pitched roof, taller than the

existing structure, and would have painted T-1 11 plywood siding and a composition shingle roof.

Lot area	8,686 sq. ft.	
Existing Floor Area	35.7%	
Proposed Floor Area	35.7%	(20% permitted)
Existing Lot Coverage	35.7%	
Proposed Lot Coverage	35.7%	(20% permitted)

Mrs. Meyer was present and explained the purpose of the project to upgrade the existing structure and to provide elevated storage for tenants.

Neighbors John Drews and Charlotte and Jeremy Levin were present. Mr. Drews was concerned with conversion of the carport into a taller, enclosed structure, within the setback area. Ms. Levin was concerned with the precedent that may be set by permitting an expansion of a nonconforming structure

After reviewing and discussing the project with the applicant and neighbors, the ADR Group (Kemp, Fritts, Slivon) made the following recommendations regarding the proposed project at 39 Poplar:

- The plan should include new landscaping along the property line to provide screening of the carport structure from the adjacent neighbor.
- To mitigate neighbor concerns regarding the carport being used as habitable space, the ADR recommends removing the proposed roll-down doors.
- The carport should be painted to compliment the house.
- All construction must comply with current fire codes, including a Class A roof and one hour wall assembly where required.

6. 10 Morrison Road, Margaret E. Hass, A.P. Number 72-051-02

Application for design review and variances for a 650 square foot, two story, “garden tower” addition to the south side of the existing residence within the side setback (25 feet required, 18 feet proposed) and rear setback (40 feet required, 39 feet proposed). The materials would match the existing residence. The addition includes decks on the second floor and tower roof.

Gross Lot Area	35,126 sq. ft.	
Net Lot area	28,173 sq. ft.	
Existing Floor Area	13.0%	
Proposed Floor Area	15.3%	(15% permitted)
Existing Lot Coverage	11.7%	
Proposed Lot Coverage	13.7%	(15% permitted)

Ed Buchanan, Jarvis Architects (project architect), Walter Burns, The Other Studio (project interior designer) and David Gordon, The Hawthorne Company (contractor) were present for the applicant. Harold Engle, neighbor at 14 Morrison Road in favor of the project, was also present.

After reviewing and discussing the project and design alternatives at length, the ADR Group (Kemp, Fritts, Slivon) made the following recommendations regarding the proposed project at 10 Morrison Road:

- The ADR is in support of the overall project. The reduction to the height of the structure since the Council hearing is an improvement that reduces the overall mass and impact.
- The ADR recommends modifications be made to the design of the roof deck and rail located above the elevator. This element detracts from the architectural design and should be eliminated or modified to reduce its overall prominence in the final design.
- ADR recommends the elevator mass to be moved back to provide more clarity to the main façade of the structure. This mass should not be co-plainer with the main façade.

7. Adjournment

Jim Kemp adjourned the meeting at 9:05 p.m.