

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## MINUTES FOR TUESDAY, October 27, 2009

1. Roll Call: Patrick Tahara, Ray Barraza, Kay Reed and Pamela Brown were present at the meeting.
2. Approval of the Minutes of the September 29, 2009 will be held over until the next meeting.
3. Citizens' Comments. There were no comments at that time.
4. **244 Columbia (DP09-3009)** Request approval of an addition to an existing 2 story single family dwelling, 523 square feet addition, add a trellis structure in the front of the residence with a variance to the front yard setback, 20 ft. required, 3'-11" proposed. Continued hearing.

Robert Kavalier, owner of the project, indicated he changed his architect. He has revised the plans to scale down the original plan and address some neighbors' concerns in relation to views. For example, the proposed deck was scaled back from 20 feet to 7 feet. He stated there is one remaining issue about a retaining wall.

Wright Sherman, the architect, addressed their role in revising the project to make it more modest.

David LaForge, 240 Columbia, is the downside neighbor and he said he appreciated Mr. Kavalier's efforts to scale back the project to address some of their privacy concerns. He wanted some assurance that the retaining wall would have an appropriate engineering review to ensure proper drainage and stability. He also wanted to see if the retaining wall could be addressed prior to the construction of the project to ensure that construction wouldn't harm existing fence and retaining wall.

Jamie Jakubczak, 239 Columbia, is concerned that the lot is being overbuilt, that the house was too large for a substandard lot. He is also concerned about the retaining wall being properly engineered and that the fence in the front yard would be unsightly and could introduce safety concerns about visibility when you drive out of the driveway.

A letter submitted by Frank Furminger, 248 Columbia, was read that expressed his support for the revised plans.

Ray expressed his agreement that the retaining wall needs to be properly engineered. He also didn't express concern over safety issues regarding visibility of a car backing out of the driveway.

Kay expressed a concern about placing the fence directly on the sidewalk.

Pamela agreed with Ray about the retaining wall and Kay with pulling the fence back.

Patrick also expressed concern about the fence line and appreciated the work to address concerns of the neighbors with the revised plans.

KMAC recommend approval of application stamped DP093009 and dated October 13<sup>th</sup> with the following conditions. The front east side fence on Columbia should be moved west by at least one foot from the sidewalk and that the fence and retaining wall structure have appropriate engineering review. In addition, that the construction of the trellis and retaining wall meets the conditions for approval of a variance. The motion passed 4-0.

5. **276 Purdue (DP09-3025).** Request development plan for a project which exceeds the gross floor area with an addition of a family room and office/study use.

Yakeson Wing, applicant, presented his project which would add approximately 600 square feet to the project for a family room, bathroom and office. To address privacy concerns, they minimized the windows on the side and they also examined the other houses in the neighborhood to keep it in scale. On October 11<sup>th</sup> they held an open house to view the plans and speak to the architect and three or four neighbors came and they had four letters in support from adjacent neighbors.

KMAC members discussed some concerns about limited of access to the back yard.

Armando Randon, 272 Purdue, generally approved of the project but they would like to see story poles to ensure to see what the impact is for the house.

KMAC recommended approval of DP093025 dated September 8, 2009 with no conditions. Approved 4-0.

6. **134 York (VR09-1040)** Request approval of Kensington design review and variances to the front yard (17' requested where 20' req.) and aggregate side yard (6' requested, where 15' is req.) for an addition to the existing residence.

Mark Bell, the applicant, expressed their desire to expand their house to a 3 bedroom, 2 ½ bath with a covering over the door and stairwell. He and his wife, Cara Bell, believed their plans were a modest expansion and the construction would be below the existing view level. They have a hipped roof to mirror other houses in the neighborhood. They touched base with all the surrounding neighbors and held a meeting to discuss the plans, but no one attended. They believe that their plans addressed all the conditions of a setback.

Ray asked some questions about the use of the driveway and/or garage because of parking concerns, particularly in the evening. Ms. Bell expressed difficulty using it with the slope. Ray also examined the houses in the neighborhood using Zillow and the majority had three bedrooms, comparable with the proposed plan.

KMAC recommended approval of VR09-1040 plans date stamped September 25, 2009 for both development plan and variance to front and side setbacks to allow for a 3 bedroom, 2 ½ bedroom house similar to the majority of homes in the immediate vicinity. Approved 4-0.

7. Enforcement Report is now being issued quarterly so there was nothing new to report.
8. Adjournment of meeting at 8:40pm.