

DRAFT

KENSINGTON MUNICIPAL ADVISORY COUNCIL

MEETING MINUTES

Meeting Venue: Conference Room, Kensington Community Center

Meeting Date: October 28, 2003, 7.00 pm

- 1. Present:** J. Carman (Chair), E. Detmer, R. Barraza and D.Jenkins
- 2. Minutes** of the September 30, 2003 Meeting were approved as written.
- 3. 134 Windsor Ave. (VR031087).** Request for a small lot review and a variance for a secondary front setback of 5 ft. (15 ft. required) for addition of a deck to an existing dwelling on a substandard lot.

The project was presented by L. and D. Stanton (Owners). The owners desire to replace a dilapidated deck that wraps around the southwest corner of the house and to construct a landing and stairways leading from the deck to the landing and from the landing to an existing courtyard..

Prior to discussing the project Chair Carman stated that:

- open stairways are not defined as structures and thus would not be involved in the request
- since the two open stairways end at the open landing, the landing is not a structure and would not be involved in the request
- The County planning department has defined paths as streets so that the subject property has two front yards (primary on Windsor Ave. and secondary on Arlington Path), two side yards and no backyard.

In view of the above the project only requires a variance for a 5 ft. side yard set back.

The Owners stated that they had talked with W. and G. McNabb, the neighbors adjacent to the side yard and they were in favor of the project. The owners had cut back the corner of the deck to accommodate the McNabbs. Mr. Detmer had received the same message from the McNabbs.

KMAC passed the following motion 4-0:

“KMAC recommends approval of the proposed project as described in the drawings dated October 7, 2003 with a variance for a secondary front setback of 5 ft.(15 ft. required) for addition of a deck to an existing dwelling on a substandard lot. The proposed project is compatible with the surrounding neighborhood and does not represent the granting of a special privilege because it is the replacement of an existing dilapidated deck, because few houses on Kensington paths are set back by 15 ft., and because many other houses in the neighborhood have decks. The proposed project meets the intent of the R6 land use district.”

4.120 Windsor Ave. (DP033061R). Request for a small lot review for additions to the front and rear plus reconfiguration of an existing rear deck on an existing dwelling on a substandard lot.

The proposed project was presented by E. and J. Kramer (Owners) and J. Brostrom (Architect). J. Carman recused himself from this item since he lived in the adjacent property. R. Barraza took the chair.

The proposed project will remodel the interior of the house and add a first floor entry way and a second floor bedroom. A rear deck will be extended and reconfigured. The entry way is needed to avoid stepping directly into the living room. The small bedroom on the second floor is needed to accommodate occasional guests and to locate all the bedrooms on one floor. The combined entry way and the bedroom make for an integrated, architecturally pleasing and functional addition. The addition is placed to take advantage of screening by an existing maple tree which the owners wish to retain. The project would increase the floor area from 1800 ft² to 2286 ft². The average house in the neighborhood is slightly more than 2200ft². With the exception of one neighbor the owners have obtained enthusiastic support for the project.

C. and J. Carman (118 Windsor Ave.) had several objections to the project. They requested that the rear deck expansion be limited to a point approximately 13 ft. from the north wall and that a privacy screen be placed on the side of the deck adjacent to his house. J. Carman stated that the proposed addition would make the bulk of the house from the street incompatible with the neighborhood. He requested that a sun/shadow analysis be performed to assess the effect of the addition on the light reaching his house. He requested that an illegal garage conversion be demolished or that it be the subject of an application for a variance.

M. Abraham (125 York Ave.) stated that the proposed project would have no impact on his property. He further stated that the relevant question was not whether a project would have any impact rather it should be whether the impact of a neighborhood –compatible project was of an acceptable and reasonable magnitude.

KMAC members agreed with M. Abraham's comments and were in general favorably inclined towards the project. E. Detmer stated that the project was a good solution to the house entry problem and favored a two-storey addition with a bed room on the second storey instead of a one story front addition with a bedroom in the rear in a renovated crawl space. He disliked the use of privacy screens and urged that a different solution be sought for any privacy problems associated with the deck reconfiguration. KMAC felt that it would be very helpful in assessing the impact of the project to do a sun/shadow analysis. Since this is a costly study it was suggested that storey poles be erected during November and December to assess the maximum impact of the project on the light reaching 118 Windsor Ave. The owners and the Carmans agreed with this suggestion. A KMAC decision on this project was deferred until the results of the storey poles are available and the Carmans and the applicants have had time to resolve their differences.

5. Citizens' Comments

G. Morrison, Chair KIC announced that KIC would hold its Annual Town Hall Meeting at the Community Center on Saturday November 1,2003 from 1000 to 1200.

6. Procedural Matters

- a) Appointment/Reappointment of two Council members for terms expiring December 31, 2007

More than four applications have been received to date for the one vacant seat not to be filled by an incumbent. Of these, at least two are architects. E. Detmer completed an application for the Second Alternate member. An interview panel of members from KIC (tbd), KMAC (E. Detmer) and KPOA (G. Feldman) was recommended.

- b) 163 Arlington Ave.

Because of the long period of inaction by the County, KMAC approved J. Carman's suggestion that he write Ms. Kutsuris requesting that she urge the person in charge of this case to take immediate action.

- c) The Council authorized the Chair to submit a request for a hearing concerning the application for a third story at 601 Wellesley (VR031021). This action is required because the planner has not decided what staff will recommend and the deadline for requesting a hearing is November 3, 2003.

7. Information Reports

- a) Enforcement Report

Three are 3 new cases; 0 cases were closed; 6 cases are active.

- b) New County email domain address is cccouny.us

9. Adjournment

The meeting was adjourned at 8.25 pm

Respectfully submitted,

David Jenkins

Secretary, KMAC

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