

KENSINGTON MUNICIPAL ADVISORY COUNCIL

MEETING NOTES - DRAFT

Location: Zoom Call

Tuesday, June 28, 2022, 7:00 PM – Zoom Meeting

Remote meeting, in effect:

1. Roll Call - Patrick Tahara, Lloyd Cowell, Melissa Holmes Snyder, Adam Novickas and Chris Brydon , Larry Nucci, Reuel Cooke
2. Citizens' Comments – Patrick mentioned that the 141 Purdue agenda item will be moved to next month. Reuel Cooke will be joining KMAC as an alternate.
3. Approval of Meeting Notes from May 31, 2022 - Chris made the motion of approving the meeting notes, Melissa seconded. (5 -Ayes) Patrick, Lloyd , Chris ,Melissa, Adam (0-Nayes) Larry and Reuel were not at the May meeting.
4. **210 Kenyon (VR22-01025)** The applicant requests a Variance Permit to allow a 6-inch side yard setback (where 3 feet is the minimum required), for a covered porch deck.

Marcus Hibser, architect / owner, described the proposed project as a conversion of an existing porch into living space. The existing porch has an existing setback of 2'-1" from the street. He explained that he has tried to lessen the impacts to the neighbors with his design. He also described that the 212 Kenyon has an existing 6" setback on the property line.

Public Comments

No public comments.

KMAC

Chris believes that the project has satisfied the 3 variance requirements. Melissa, Adam, Lloyd, Larry, Reuel and Patrick had no other questions. .

Chris provided the motion to recommend approval of 210 Kenyon. Adam seconded. (7) ayes, Melissa, Adam, Chris, Lloyd, Patrick, Larry, (alts) Adam, Reuel, (0) nays

5. **829 Coventry (VR22-01026)** The applicant requests approval of Variance to allow a 3rd story (where 2-1/2 stories is required) for further excavation of the existing 1,260 sq. ft. lower level for a new slab foundation, and interior improvements on all levels to an existing, approximately 3,075 square-foot residence, and a Kensington Design Review for exterior changes to existing windows and doors, and a new, larger rear deck. The existing 3,221 sq. ft. gross floor area (GFA) will not be expanded and is below the GFA threshold of 3,300 sq. ft. for the subject property.

Christian Dauer, architect, described the project as adding on more square footage in the lower level and providing a deck for Sarah and John Gough and their family. The project was previously approved by KMAC but the addition was slightly larger. They also will be replacing a deck stair which is decaying. The residence is currently classified as 3 story building.

Public Comments

There were no public comments.

KMAC

Melissa stated that she recalled this project at a previous KMAC meeting and explained that it is in keeping with the Kensington ordinance. Larry agreed with Melissa's statements and noted that excavating the lower level to add more square feet creates less impact to the neighbors. Chris noted that the project satisfied the variance findings as the existing residence is 3 stories.

Lloyd, Adam, Reuel and Patrick had no other comments.

Chris provided the motion to recommend approval of 829 Coventry, Melissa second.

(7) ayes, Melissa, Adam, Chris, Lloyd, Patrick, Larry, (alts) Adam, Reuel, (0) nays

6. 205 Columbia (VR22-01030) The applicant seeks variance approval for front patio improvements including a 10.5 foot retaining wall with 3' guardrail (13.5 feet combined height) located 13'3" from the front property line (where 20 feet is the minimum required). The project also requires variance approval for a proposed trash enclosure located approximately 2 inches from the front property line (where 20 feet is required) .

Todd Jersey, architect, presented the project as improvement of a front patio of the residence which includes a new retaining wall with guardrails. The retaining wall is replacing an existing retaining wall which needs to be replaced. A new trash enclosure is being placed at the street which is requesting a variance. The new retaining wall / patio will also accompany new landscaping for the property.

Public Comments

David Tuff, owner, presented pictures of the property and hopes that the project can be approved by KMAC.

KMAC –

Adam asked whether there was a 42" high guardrail at the edge of the retaining wall. Todd explained that there is a 36" high guardrail sitting on a 6" curb. Melissa asked about drainage. Todd explained that there will be a drain in the middle of the patio which is shown on the drawings. Pervious pavers may also be used to drain the patio. Patrick asked what the height of the trash enclosure will be as it is not noted on the drawings. Chris noted that the project satisfied the variance findings as the retaining wall is existing and the trash enclosure location is similar to others in the area. Todd described the trash enclosure but will agree to a 5' not to exceed height limit as recommended by Chris.

Larry and Reuel had no additional comments.

Chris provided the motion to recommend approval of 205 Columbia, with a 5' not to exceed, high trash enclosure Melissa second.

(7) ayes, Melissa, Adam, Chris, Lloyd, Patrick, Larry, (alts) Adam, Reuel, (0) nays

7. Chris motions for adjournment 8:17 PM , Adam second - (7) ayes, Melissa, Adam, Chris, Lloyd, Patrick, Larry, (alts) Adam, Reuel, (0) nays