

**Minutes**  
**September 8, 2011**  
**North End - Huntington Heights Architectural Review Board**

**Members present:**

Chip Carpenter, Robin Stippich, Andrew Velkey, Deirdre Wells

**Members Absent:** Mary Kayaselcuk notified staff that she would be absent. Carolyn Hughes. The Board has one vacancy.

**Staff present:** David Watson

The meeting was called to order at 6:00.

The minutes of the August 4, 2011 meeting were reviewed and approved.

COA-11-255 348 57<sup>th</sup> Street. Franklin and Diana Sockriter. Construction of a detached garage.

Staff presented the case noting that in the attached documents, the applicant provides a scaled elevation of the proposed shed and a site plan showing the location. Photographs of the house were provided for material reference. The shed footprint is 12x16 feet, and the height is 13 feet. The Guidelines require a window in a shed this size. The elevations depict two double-hung windows. The siding will be Hardi-plank with a reveal that is similar to the aluminum siding on the house. The shingles on the shed will match those on the house. The eaves on the shed will have a perforated soffit that match soffit on the house.

The Board asked why the applicants did not choose to place the garage within the footprint area of a previous garage. The applicants responded that they were told by the Department of Codes Compliance that the garage had to meet current setbacks as stipulated by the Zoning Ordinance. The Board stated that the Zoning Ordinance allowed construction within the footprint so long as encroachments did not exceed the original structure footprint. Staff was asked for an opinion. Staff stated that the Board was correct and that Codes would be asked for clarification. Staff stated that if the applicants desired to build within the footprint the Zoning Administrator would allow it, as she has done in the past for several other garages built under identical circumstances.

Dr. Velkey asked if the plan called for double doors. The applicants stated that they would be using open-out double doors. Dr. Velkey stated that the style should be either a frame and panel or a barn style. The applicant stated that this is their intent.

Ms. Wells made the following motion to approve: Construct a 12x16 foot garage according to submitted design specifications. The garage may be constructed within the footprint area of a pre-existing garage if desired. If desired, the two window fenestration of the garage can be altered to allow a single door in the place of one window. The main front facing doors shall be either a barn style Z pattern or a panel and frame design.

Dr. Velkey provided a second.

Aye: Stippich, Velkey, Wells, Carpenter.

Nay: None

**New Business**

The Board decided that since there are no changes proposed for the Guidelines for the 2011 Annual Update meeting that this meeting could be held on the same evening as the regular meeting. The regular meeting will be held on October 6, 2011 at 6:00PM. The Annual meeting will be held at 6:30PM. Both meetings will be held in the 10<sup>th</sup> floor City Council Conference Room.

**Old Business**

Meeting adjourned at 6:38PM