

Minutes

Historical & Architectural Review Commission

Date: July 11, 2016
Time: 5:30 p.m.
Place: Commissioner's Chambers
Meeting: Regular

Attendees: Chairman King, Petraitis, Worak

Absent: Jones, Vice-Chair Coltharp

APPROVAL OF MINUTES:

Chairman King offered the following Motion:

I move that the reading of the minutes for June 13, 2016 be waived and that the minutes of said meetings, prepared by the secretary, be approved as written.

The Motion was seconded by Member Petraitis and adopted (3).

OLD BUSINESS:

**Joseph C. Wilson – Public Hearing – Certificate of Appropriateness – 305 North 7th Street
160314-2**

**Geoffrey & Michelle Speed – Public Hearing – Certificate of Appropriateness – 601 North 7th Street
160613-1**

NEW BUSINESS – H-1 Zone:

NEW BUSINESS – H-2 Zone:

NEW BUSINESS – NSZ Zone:

Howard & Carol Clark – Public Hearing – Certificate of Zoning Compliance – 1603 Monroe Street.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1603 Monroe Street complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

(Train Room)

1. **3/12 pitch**
2. **5 aluminum clad shed windows**
3. **Asphalt shingles**
4. **Azek or hardi-plank band board**
5. **Hardi-plank fascia**
6. **Vinyl soffit**

The Motion was seconded by Member Petraitis and adopted (3).

Coty Murphy – Public Hearing – Certificate of Zoning Compliance & Variance – 1638 Monroe Street.

CERTIFICATE OF ZONING COMPLIANCE

Member Petraitis offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1638 Monroe Street complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

- Construct “Windy Hills” home plan as with modifications per the HARC.

The Motion was seconded by Member Worak and adopted (3).

VARIANCE

Member Petraitis offered the following Motion:

I move that this Commission receive and file the application of Coty Murphy for approval of a 1' side yard setback variance request for a new home to be constructed 5' from the property line at 1638 Monroe Street.

I further move that:

(a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;

(b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and

(c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

I further move that the variance be approved.

Member Worak seconded and was adopted (3)

Thaddyeus & Shirley Thompson – Public Hearing – Certificate of Zoning Compliance – 511 Fountain Avenue.

Member Work offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 511 Fountain Avenue complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

- **Install a grey aluminum roof window on the south elevation.**

The Motion was seconded by Member Petraitis and adopted (3).

Taren Crawford – Public Hearing – Certificate of Zoning Compliance – 1601 Monroe Street.

Member Petraitis offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1601 Monroe Street complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

- **Install an 8' X 12' accessory structure behind the home. Structure to have White Vinyl Siding to match home and roof shingles to match home.**

The Motion was seconded by Member Worak and adopted (3).

City of Paducah – Public Hearing – Certificate of Zoning Compliance – 1607 Harrison Street.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1607 Harrison Street complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

1. **Remove aluminum siding and restore the wood siding to Navy Blue with white trim.**
2. **Repair the Concrete Front Porch with Concrete.**
3. **All windows will be replaced with vinyl one-over-one windows.**
4. **Remove the back window on the east side of the home.**
5. **Restore the front porch ceiling to wood.**
6. **Replace a window in the rear with French doors.**
7. **Reshingle home with dimensional dark gray shingles.**
8. **Construct a deck onto the rear of the home. 226' x 154' over "L" Shaped Deck.**
9. **Replace Front door with Wood + ½ Glass.**

OTHER:

Revision to Advisory Design Guidelines for Fountain Avenue (Muntins).

Chairman King offered the following Motion to table the Agenda Item Generally.
The Motion to table the Agenda Item Generally was seconded by Member Petraitis and adopted (3).

DISCUSSION: