

6. 65 South Broadway. DR Pilla for Art Café.

Application to construct wood framed pergola above existing front yard dining area.

Building Inspector Review:

Area variances are required from Article III, VON§360-3.2E(1)(c) for an accessory structure not located in side or rear yard, from 360-3.2E(1)(f) for an accessory structure closer than 25 feet from a street line and from 360-3.2 E(1)(e) for an accessory structure not located at least 4 feet behind the front façade of the principal building.

In addition, applicant is seeking a variance for 7 parking spaces for outdoor dining from Article IV, VON§360-4.5/ Minimum Parking Requirements Table 4-2.

In 2005 the applicants received a C/O for "An outdoor dining area at front garden – 4 – tables." Information submitted with a 2019 permit application to relocate an existing stone walkway indicates an outdoor dining area of approximately 48- square feet in the vicinity of the previously approved outdoor dining facility. Since that time the patio and outdoor dining area has substantially increased without being permitted or approved. Site Plan approval will be required.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicants representative Sarah Murray od DR Pilla, and applicant Dan
4. ARB members' knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings

Sarah Murray of DR Pilla presented a different scheme than was originally submitted to the board. This scheme has wood panels mimicking elements of the building's façade instead of a low brick wall and piers along the sidewalk and is generally much more decorative. The board did not receive copies of the new design and find it too "busy".

Conclusion:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Steinhorst, approved by a vote of 5-0.
2. Motion by Member Healey to approve the application conditionally. The applicant is asked to submit new renderings to the building department for the approval by two members. The new scheme will be toned down. Along the sidewalk on Broadway the ornamental upper panels below the rectangular panels of the pergola will be omitted. All panels will have straight edges. An image or cutsheet of the proposed outdoor ceiling fans will be submitted as well. Seconded by Member O'Neill, approved by a vote of 5-0.

Meeting adjourned at 8:11 pm

Respectfully submitted,

Maren Robertson
Chairperson