

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 10:00 a.m. on Thursday, November 20, 2003 in the Planning and Community Development Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Tom Peters, Applicant

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review during regular business hours.

- A. CALL TO ORDER** (1-001) - Mr. Plemel called the meeting to order at 10:02 a.m.
- B. MODIFICATION TO THE AGENDA** (1-004) - None.
- C. PUBLIC COMMENT** (1-005) - Mr. Plemel noted there were no citizens present at the hearing other than those associated with the agenda item.
- D. PUBLIC HEARING: ACTION ITEMS**

DDR 03-152 ACTION TO APPROVE A REQUEST FROM TOM PETERS, APPLICANT (PROPERTY OWNER: MONEY PIT PARTNERSHIP), TO ADD A COVER TO THE PORCH ON THE EAST SIDE OF THE BUILDING, AND REMOVE AND REPLACE EXISTING VINYL SIDING WITH NEW HORIZONTAL SIDING TO MATCH EXISTING FRONT ELEVATION ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 111 EAST SIXTH STREET, APN 004-066-04 (1-006) - At Mr. Plemel's request, Mr. Peters provided an overview of the project as depicted in the plan drawings included in the agenda materials. Discussion took place regarding the roof pitch proposed for the addition. Mr. Peters acknowledged that the colors of the proposed addition will match those of the existing structure.

Mr. Plemel made the following findings: that the applicant acknowledged the replacement materials will match the existing materials; that an acceptable canopy will be added to enhance the existing roof lines; that the minor addition maintains the existing scale of the structure and meets the required set backs; and that the applicant acknowledged the colors and the roof profile will match the existing structure. In response to a question, Mr. Peters advised that the existing porch light will most likely remain. No new lighting is proposed. Mr. Plemel approved the request to remove and replace the existing vinyl siding with new horizontal siding to match existing front elevation, and to add the porch cover on the east side of the building. In response to a question, Mr. Peters advised that the existing roof is metal and that the addition will use matching materials. Mr. Plemel further found that the addition will not detrimentally alter, destroy, or adversely affect the downtown resources; that it is compatible with the architectural style of the existing structure; that it retains the essential elements of the existing structure; that it will not adversely affect the character of the downtown design district or cultural resources within the district; and that it is harmonious with the existing building and its surroundings.

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E. ADJOURNMENT (1-062) - Mr. Plemel adjourned the hearing at 10:10 a.m.

The Minutes of the November 20, 2003 Downtown Design Review hearing are so approved this _____ day of December, 2003.

LEE PLEMEL, Hearing Examiner