

Original Zoning Permit #18-0050 approved 5/3/2018 (included a variance)

Proposal Summary

Seek approval of proposed design features which are similar to the permitted design (Permit #18-0050). Many items improve the design such as... less total building square footage, smaller building footprint, better drainage, better fire protection... etc.

The similarities and differences are noted as follows:

Setbacks - same

All original new elements and proposed new elements fit within the setbacks.

The permitted design garage was granted a 13" variance into the side yard.

The proposed design garage is requesting the same 13" variance into the side yard.

Garage footprint – same as permitted plan

The proposed garage footprint is the same as the permitted plan

House footprint – smaller than permitted plan

- The proposed building footprint (square footage) is less than the permitted design.

- The 15 sf total... south facing rectangle projection & an inefficient fireplace projection have been removed.

Building square footage – 2 sf less than permitted plan

- The proposed total building square footage is 1831 sf. This is a 2 sf reduction from than the permitted design (1833 sf). The delta square footage that is removed from the first floor is relocated to the second floor.

Wall protection close to property lines – more protection than permitted plan

- The permitted plan had no wall fire protection,

- The proposed walls on the south and east locations (near property lines) are noted as one-hour fire rated.

- Overhangs are removed (in those areas). Only a fascia and a metal gutter are proposed.

- No attic venting (between rafters) is proposed,

- The proposed wall finish is a non-combustible cement plaster (stucco) instead of the original wood siding.

- The proposed window square footage is less. Proposed is one window, 4' x 4' (16 sf) (double pane glass) which replaces the existing two windows, 3' x 4.5' (27 sf) (single pane glass).

Lot coverage and drainage – less lot coverage & better drainage than permitted plan

- The surface drain swale and landscape areas remain the same.
- The square footage that is removed from the first floor creates less lot coverage by the building.
- The new gutters proposed on the south and east roof edges (near property lines) will now discharge water to the Owner's property whereas some of the existing & permitted down spouts drain on to an adjacent property.

Building height – proposed is 3 5/8" higher than permitted plan

(Measured from low point grade to top of second floor.)

- Both permitted & proposed designs are well under the 25' maximum height.
- The original elevation height was +/- 22' - 0" The proposed height is +/- 22' - 3 5/8"
- The one story roof height & configuration along the south property line is unchanged.

Second floor size & massing. The proposed design is larger than permitted plan.

- The proposed second floor is 14 sf larger than the permitted plan.
- The proposed master bed room extends 5 feet longer towards the south to accommodate a 'bay' form and corner view windows. The permitted plan has corner windows in that location. The proposed second floor design is slightly larger but it's still in a similar proportion to the overall building mass.

Windows

- There are numerous window changes on each elevation.
- The proposed windows have similar shape and sizes as the permitted windows
- Some skylights are added.

Patio overhang – the proposed is larger than the permitted plan

- The proposed living room includes a folding exterior door. The roof was extended (at a low slope) to provide a small covered patio and to protect the folding door from weather.

Living Room – first floor ridge – same as permitted plan

The permitted Living Room roof pitch is 5 to 12 and the proposed roof pitch was lowered to 4 to 12 so the ridge height will be the same... while adding required insulation.

Material & Color

- Most all is the same except the proposed design has stucco (with no trim) instead of wood siding... and all the roofing will be new.