

Appearance Review for Single Family Homes

Excerpts from Thomas presentation January 2025 Town Council Meeting who was the Advocate for the 700 Ocean nearly 15,000 square foot mansion

Presentation created by Diana Davis for the workshop on appearance review
5/2/2025

Resident Survey – 193 participants in the five-question multiple choice survey, huge number of responses highlights the importance of preserving the character and charm of our community

- 96% - in favor of codes that give tools needed to evaluate the size of a new building structures in context of their surroundings
- 91% - in favor of maintaining architectural review believing that it positively adds value to the community
- 91% - in favor of prioritizing existing residents over new buildings, with common sense regulates of excavations, amount of fill brought onto a site, and requiring screening to mitigate impacts on larger buildings on existing homeowners

Next six slides review some potential issues based on our current codes building site area regulations without the review of “size in context code provisions” (a/k/a harmony review)

Three Large Residential Structures on U.S. 1

*approved before “size in context” codes in place



U.S. 1 Front of homes



Interaction of U.S. 1 homes with rear of existing residents

What tools are needed by Staff to better review project impacts on existing residents? Consider 3-D GIS Scene View to calculate scale in relation to surrounding structures & Floor Area Ratio. How can existing residents' property rights be protected? consider setback with scale in relation to other structures, consider retaining walls & screening requirements.

Venus Drive duplex – approved before size in context codes in place

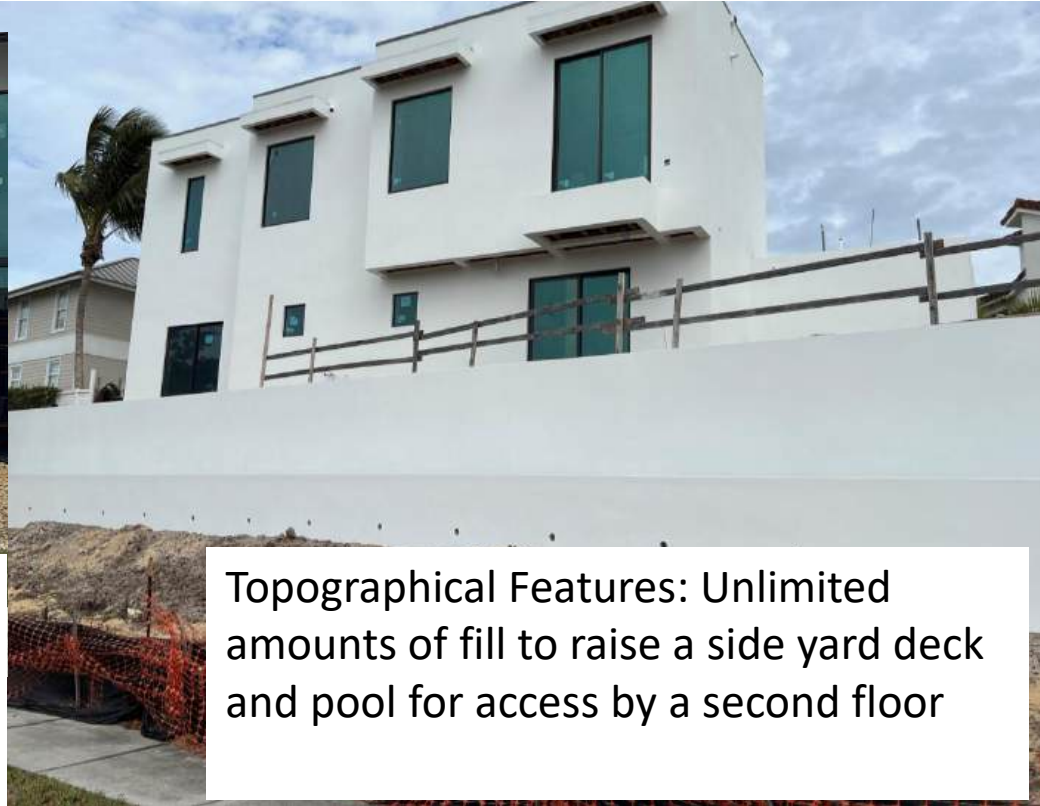


Topographical Features – benchmarking for requirements to stabilize soils of neighboring properties prior to excavation & any limits on excavations?

Lyra white rectangle structure * approved before size in context codes in place (w/out architectural review)



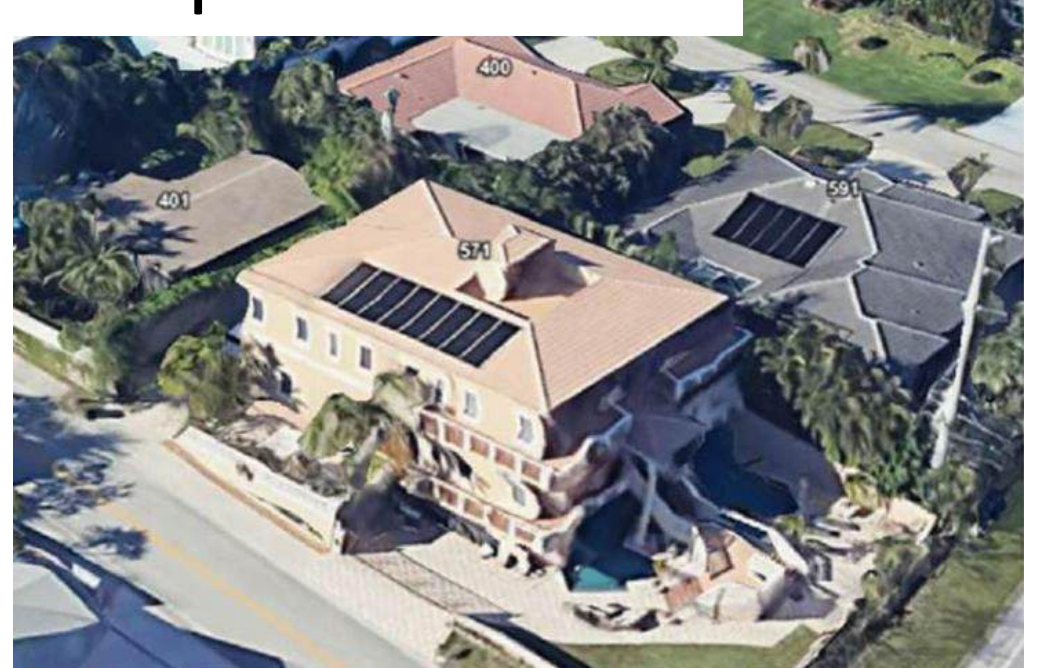
Series of Walls: total of 15 feet in height in the side yard (11 ft wall with 4' railing) without meeting setback requirements for the structure



Topographical Features: Unlimited amounts of fill to raise a side yard deck and pool for access by a second floor

Unlimited Series of Walls not required to meet setback for structure. How much fill can be brought on site? How was its height calculated?

571 Ocean Drive 6,000 Sq.Ft. compared to 401 Mars Way 1,000 Sq.Ft. neighboring property *approved before size in context codes in place



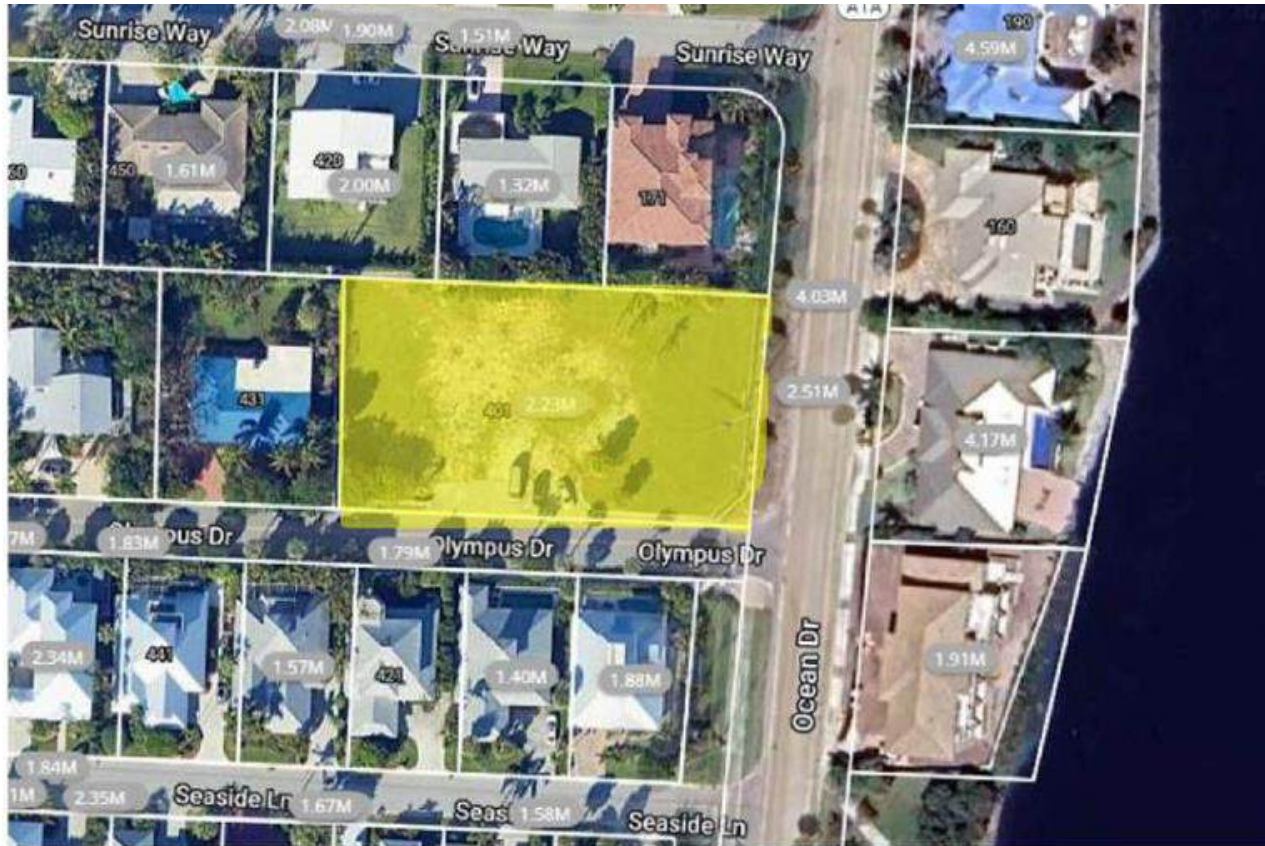
Building Site Area requirements of 35% lot coverage (structure only, not impervious surfaces) for our neighborhoods and 25% landscaping (not required to be vegetation, includes rocks & walls) **are not resulting** in a park-like setting that preserves the character of the community

451 Juno Lane 6,000sq ft., neighbor is 2,000sq ft
*approved before “size in context” codes in place



Calculation of height for the structure? The neighbor to the west is a two-story resident. Approx. .84 Floor Area Ratio (FAR) if gross sq.ft. used

401 Olympus – Leslie Thomas presentation suggested that lot will support 19,000 square foot residence if “size in context” comparison are removed



Good example: 461 Olympus Drive, .5 FAR



What code improvements are needed to encourage architectural features that preserve the character of the community and that allow for incremental growth for new buildings without reducing the quality of life for existing residents or impacting existing resident's property values?