



Meeting Name: Planning & Zoning Board
Meeting Date: October 7, 2024
Prepared By: Isabella Hickey
Item Title: Appearance Review – 491 North Lyra Circle

DISCUSSION:

The Town has received an application for Appearance Review from Mr. Josh Burgess of Caldwell Construction Group (“Applicant”) for the property located at 491 North Lyra Circle (“Property”). The Property is zoned Residential Single Family (RS-2) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing home was built in 1980 and is approximately +/- 3,268 square feet in size, with a lot area of +/- 10,558 square feet.



The Applicant is seeking to construct a new 176 square foot garage, 869 square foot second story addition, and a 190 square foot tower feature (mezzanine). Section 34-116(3) (b) (items 2 through 7) of the Town's Zoning Code requires the Planning and Zoning Board (acting as the Architectural Review Board) to determine whether the proposed addition meets the criteria below. For the Board's review and consideration, staff has provided its professional opinion to the Appearance Review Criteria (staff response is in **bold**).

Appearance Review Criteria

2. Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district;

The area of the lot is +/-10,558 sq. ft., the lot coverage is proposed as +/- 3,693 sq. ft. or 34.98%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure and is +/- 23 feet in height (not including the tower feature) or 33 feet 11 inches in height (from average grade to the tower peak).

In the backup materials provided, pages MA-1, SA-1, and SA-2 indicate how applicant has provided a review of the residential structures in the context of the property.

Using data from the Property Appraiser's Office, staff has created the following table summary for the Board's review:

<i>Address</i>	<i>Year Built</i>	<i>Exterior Wall</i>	<i>Roof Structure</i>	<i>Roof Cover</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
540 S Lyra	2005	Msy: Precast Pnl/Rein. Conc	Wood Truss	Mod. Metal	5,631	3,737	2
541 N Lyra	1992	Msy: Cb Stucco	Gable/Hip	Concrete Tile	4,489	3,472	2
Vacant	-	-	-	-	-	-	-
511 N Lyra	1981	Wsf: Stucco	Shed	Mod. Metal	5,407	4,532	2
491 N Lyra	1980	Msy: Cb Stucco	Flat	Asphalt/Composition	3,268	2,556	1
471 N Lyra	2001	Msy: Cb Stucco	Wood Truss	Concrete Tile	4,873	3,581	2
451 N Lyra	1988	Msy: Cb Stucco	Gable/Hip	Concrete Tile	3,080	2,618	1

According to the table above, the increase in overall square footage of the proposed residence will be within the range of the total square footage of the structures along Lyra Circle. Thus, the proposed addition (1,235 square feet) would result in the applicant's residence being compatible in total square footage (+/-4,752) with the other single-family homes along Lyra Circle (as indicated in the table above).

3. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages

and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

Not applicable, the applicant is not proposing an elevator with this application/petition.

4. Shall have all on-site structures and accessory features (such as, but not limited to, light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;

There are no additional accessory structures on this site.

5. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;

The height of the applicant's addition will comply with these criteria. The height of the proposed two-story single-family home will be 23 feet in height (not including the tower feature) or 33 feet 11 inches (from average grade to the tower peak)

6. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;

The proposed location of the mechanical equipment is on the west side yard, which will screen the equipment from public view.

Harmony

In consideration of the term "harmony" staff believes that the proposed single-family home is harmonious in all aspects of the definition (please see below). Harmony means a quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning landscaping, materials and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression.

Bulk means the overall size and volume of a building or structure.

Staff's response: The structure on 491 North Lyra is 4,752 gross sq. ft., the lot size is 10,558 sq. ft. with a ratio of 45%. The size and volume of the proposed single-family home is compatible.

Mass means the relationship and sizes between different volumes of a building or structure.

Staff's response: The total gross square footage for the other structures on Lyra Circle range between 3,080 sq. ft. and 5,631 sq. ft. The proposed structure is 4,752 total gross sq. ft. The mass of the proposed single-family home is compatible in the context of the other structures located within Lyra Circle.

Proportion means the visual effect of relationship of one portion to another or of a portion to the whole. or of one thing to another.

Staff's response: The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building.

Scale means the proportions of a building in relation to its surroundings, particularly other buildings in the surrounding context.

Staff's response: The scale of the proposed single-family home (proportion) is compatible as the visual effect of the addition on the applicant's structure, (the proposed two-story home) will be compatible with the other structures along Lyra Circle.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board (acting as the Architectural Review Board) review the information that has been provided, and consider approval or denial, or approval with modifications, considering the addition of a new 176 square foot garage, 869 square foot second story addition, and a 190 square foot tower feature (mezzanine) to be located at 491 N Lyra.

ATTACHMENTS:

491 North Lyra Appearance Review Application and Backup Material