



Meeting Name: Planning & Zoning Board
Meeting Date: May 19, 2025
Prepared By: Stephen Mayer
Item Title: Appearance Review – 370 Apollo Drive

DISCUSSION:

The Town has received an application for Appearance Review from Carlos Bonilla (“Agent”) on behalf of Maria Paituvi Bonet and Ryan Robert Bradley (“Applicants and Owners”) for the property located at 370 Apollo Drive (“Property”). The Property is zoned Residential Single Family (RS-1) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing two-story home with a tower feature was built in 2003 and is approximately +/- 4,490 square feet in size (3,211 square feet under air), with a lot area of .31 acres or +/- 13,504 square feet.



The Applicant is seeking to construct a 1,071 square foot first and second story living area, 767 square feet is an addition over the existing garage, and the remainder (304 sq ft) is an internal reduction of the existing garage to living space. This will increase the total building square footage under roof from 4,490 square feet to 5,255 square feet. The total footprint remains unchanged (3,521 sq ft), thereby maintaining the lot coverage of 26%. 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 +/-13,504 sq. ft., or 0.31 acres, and the proposed lot coverage ratio of the 3,521 sq. ft. footprint would be 26%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure with a tower structure. In the backup materials provided, page S2 indicates 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>Lot Total Square Feet (acres)</i>	<i>Tower Feature</i>	<i>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
371 Apollo Drive	1963	.25	No	.22	2,442	1384	1
401 Apollo Drive	1962	.23	No	.23	2,342	1546	1
411 Apollo Drive	1959	.23	No	.27	2,735	1987	1
431 Apollo Drive	1965	.23	No	.27	2,734	1316	1
441 Apollo Drive	1968	.33	No	.16	2,427	1464	1
370 Apollo Drive Existing	2003	.31	Yes	.33	4,490	3211	3
Proposed			Yes	.39	5,255	4,282	3
400 Apollo Drive	1959	.23	No	.25	2,527	1823	1
410 Apollo Drive	1960	.23	No	.27	2,736	1829	1

440 Apollo Drive	1973	.28	No	.25	3,152	2266	1
470 Apollo Drive	2004	.28	No	.33	4,143	3147	1
411 Diana Lane	1974	.23	No	.29	2,932	2022	1
401 Diana Lane	1971	.23	No	.26	2,613	1,832	1
<i>Average</i>			<i>0%</i>	.26	2,969		<i>0%</i>

Figures in **Red** are the highest in the range, figures in **Green** are the lowest in the range.

The **bold** figures are the subject property.

Study Area Summary Statistics: FAR Range is 0.16 to 0.33. FAR Average = 0.26

TOTAL Sq. Ft. Range = 2,342 to 4,143 square feet. TOTAL Sq. Ft. Average = 2.969 square feet

According to the table above, the proposed second-story addition would result in an increase in overall square footage of the proposed residence (by 765 Sq. Ft.) and then be outside the range of the total square footage for the study area, as the existing home is already the top of the range. The proposed square footage (5,255 Sq. Ft.) would be 1,112 sq ft larger than the largest existing home in the study area. Staff notes the applicant is proposing a second-story above existing footprint and will not be increasing the lot coverage. The proposed second-story addition is located on the rear and side of the property, away from street and is incorporated into the existing 2-story with a tower feature house. The applicant is proposing to decrease the size of the garage internally, in lieu of more living space under air.

Since the requested total square feet (5,255 sq ft) is under twice the average total square footage (5,938 sq ft), staff considers other harmony factors such as proper site orientation, landscaping, proportion, materials and architectural styles. The addition uses the existing materials and architectural styles and would blend into the existing home, and the use of angles help diminish the visual impact of the house. The location of the second-story addition over the garage is set back 64 feet from the front and provides for better proportion of the house as a whole, balancing the third-story tower element and existing second-story. The property is well landscaped and much larger than other houses in the study area. Using FAR as a better metric, the request will increase the volume of the house in relation to the lot to .39. The Planning and Zoning Board recently approved a 5,421 square foot house on a smaller, neighboring lot at 401 Diana Lane, which calculated to .54 FAR, far less than the proposed. Please note that staff were unable to use the numbers (sq. ft.) for 401 Diana Lane in the study area as this house has not been constructed yet but was recently approved.

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;

There are no changes to the architectural features of the home. All modern operations and features of the building are completely concealed.

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 addition to the existing 2-story will enhance the horizontal appearance of the house. The maximum height of the proposed home is not increasing.

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

There are no new mechanical equipment proposed.

Harmony

In consideration of the term "harmony" staff believes that the proposed single-family home is harmonious (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 proposed structure on 370 Apollo Drive is a total of 5,255 gross sq. ft., which is not within the range of the homes in the study area. The Floor Area Ratio of the total gross area of the building to the lot size is 0.39. The size and volume of the proposed single-family home is not compatible to the average Floor Area Ratio (the average is 0.26) and total square footage (the average is 2,969). The proposed bulk is 1.7 times the average home in the study area. In terms of FAR, the proposed ratio is 1.5 times the average FAR.

Staff notes that 401 Diana Lane was approved as a 5,421 square foot home with an FAR of 0.54, but the home has not been constructed yet, so could not technically be used in the study area. However, due to mitigating conditions explained in the previous staff analysis, the bulk is not more than twice the average in the study area, and in fact smaller in size and volume than that approved at 401 Diana Lane, which is adjacent to the proposed home.

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

Staff's response: As mentioned, the total gross square footage for the other structures in the study area range between 2,342 sq. ft. and 4,143 sq. ft. (not including the subject house) with the average size being 2,969 sf. ft. The proposed structure is 5,255 total gross sq. Therefore, the mass of the proposed single-family home is not within the range and 1.7 times above the average in the context of the other structures located in the study area. The proposed addition is 1,112 sq. ft larger than the largest house within 300 feet of the property. Staff notes that 401 Diana was approved as a 5,421 square foot home with an FAR of 0.54, but the home has not been constructed yet, so could not be used in the study area.

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. The applicant is maintaining the style of the building and not changing elements such as windows, doors and garage doors. The proportion of the proposed building is improved by the addition of the second story.

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 not compatible, as the visual effect of the addition increases the total square footage size of the second story, and the study area only includes one-story houses other than the subject property. Please note that since 100% of the existing homes in the study area are one-story structures, the proposed home is not in harmony with the preponderance of the study area. Staff notes that the approved home at 401 Diana Lane is two stories with a third-story tower element, but the home has not been constructed yet, so technically could not be used in the study area. Also, the home already has an existing tower structure higher than the proposed second story.

In summary, it is the staff's professional opinion that the proposed two-story addition above the existing garage of the home is in harmony with the other structures in the study area. This is particularly the case when the other components of harmony, such as landscape, orientation, materials, and setbacks are taken into consideration.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board review the information that has been provided, and consider approval or denial, or approval with modifications, considering constructing 1,071 square feet of first and second-story living area (under air), with a 767 square foot addition of living space over the existing garage and the remaining 304 square feet reduction of garage space to first floor living area.

ATTACHMENTS:

370 Apollo Drive Appearance Review Application and Backup Material