



Meeting Name: Planning & Zoning Board
Meeting Date: January 6, 2024
Prepared By: Isabella Hickey/ Stephen Mayer
Item Title: Appearance Review – 451 Neptune Road

DISCUSSION:

The Town has received an application for Appearance Review from Mr. Theodore Obermeyer of Grandview Builders (“Applicant”) for the property located at 451 Neptune Road (“Property”). The Property is zoned Residential Single Family (RS-4) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The previous home was built in 1973 as the existing condition of the property is currently vacant. The lot area is +/- 5,625 square feet.



STAFF UPDATE:

At the November 18, 2024, Planning Zoning Board meeting, the applicant requested to pull the item so that they may work with staff regarding revising their application to obtain a more positive recommendation. Staff met and spoke with the applicant multiple times. Staff expressed that removing the tower element, reducing the overall square footage and modifying the architecture to promote a more horizontal façade appearance may result in a positive recommendation as it pertains to harmony. However, the applicant ultimately did not decide to reduce the overall square footage or remove the tower element. The applicant’s only revision to the application is the addition of “eyebrow” features over the garages to provide a more horizontal architectural appearance to the front façade.

Staff notes that for the purposes of staff recommendations, the revision **does not** change staff’s analysis of whether the application meets the definition of harmony. Staff also notes that the applicant did not modify the architectural plans, but did provide a new rendering showing the new “eyebrow” features.

STAFF REVIEW:

The Applicant is seeking to construct a new 2-story single-family home with a tower feature. Section 34-116(3) (b) (items 2 through 7) of the Town’s Zoning Code requires the Planning and Zoning Board (acting as the Appearance Review Board) to determine whether the proposed addition meets the criteria below. For the Board’s review and consideration, staff have provided their 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 +/-5,625 sq. ft., the lot coverage is proposed as +/- 1,967 sq. ft. or 34.97%, 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 +/- 25 feet in height (not including the tower feature) or 36 feet 4 inches in height (from average grade to the top of the concrete slab of the tower feature).

The backup materials provided, specifically in the narrative by the J.Scott Baruch & Associates – Architect(s) for the property, indicate how the 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</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>
<i>491 Neptune</i>	1987	6969.6	No	0.31	2,177	1,671	2
<i>490 Neptune</i>	1999	5662.8	Yes	0.32	1,820	1,573	1

481 Neptune	1974	5662.8	No	0.33	1,879	1,392	1
480 Neptune	1972	5662.8	No	0.33	1,920	1,424	1
471 Neptune	1997	5662.8	No	0.34	1,945	1,553	1
460 Neptune	2013	5662.8	No	0.56	3,185	2,364	2
451 Neptune	-	5662.8	Yes	0.70	3,961	3,234	2
450 Neptune	1960	5662.8	No	0.28	1,606	1,254	1
441 Neptune	1969	5662.8	No	0.29	1,660	1,316	1
430 Neptune	1960	5662.8	No	0.38	2,174	1,265	1
421 Neptune	1973	5662.8	No	0.30	1,704	1,210	1
420 Neptune	1959	5662.8	No	0.35	1,970	1,646	1
411 Neptune	1972	5662.8	No	0.46	2,589	1,956	2
400 Neptune	1958	5662.8	No	0.34	1,919	1,176	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 Neptune Road. Thus, the proposed single-family home would result in the applicant's residence being compatible in total square footage (+/-) with the other single-family homes along Neptune Road (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;

The applicant is proposing an elevator that shall incorporate the elements of the architectural style of the structure with this application/petition. Roof top equipment, including but not limited to the proposed mechanical equipment (AC condenser), shall be screened from public view to the maximum extent.

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 25 feet in height (not including the tower feature) or 36 feet 4 inches (from average grade to the top of the concrete slab of the tower feature).

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 roof, which shall screen the equipment from public view to the maximum extent.

Staff concludes that in consideration of the Residential Single-Family (RS-4 Juno Heights Neptune Road) zoning district all Building Site Area Regulations have been satisfied.

Harmony

In consideration of the term “harmony” staff interprets that the proposed single-family home is NOT harmonious in selected 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 451 Neptune Road has a proposed gross building footprint of +/- 3,961 sq. ft. (this includes the 1st floor, 2nd floor, garage, and tower feature sq. ft. total), the site area is 5,625 sq. ft. with a ratio of approximately 70%. According to the table provided by Staff, the next largest home has a total of 3,185 sq. ft. located on a 5,662 sq. ft. lot, therefore the ratio is approximately 56%. The size and volume of the proposed single-family home is not compatible as it exceeds the square footage of the largest single-family home (3,185) currently within this zoning district.

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 Neptune Road range between 1,660 sq. ft. and 3,185 sq. ft. The proposed structure has a gross building footprint of +/- 3,961 sq. ft. (this includes the 1st floor, 2nd floor, garage, and tower feature sq. ft. total). The mass of the proposed single-family home is not compatible in the context of the other structures located within this zoning district as 3,961 sq. ft. is above the existing range between 1,660 sq. ft. and 3,185 sq. ft.

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 not compatible as the visual effect of the new residence will not be compatible with the other structures along Neptune Road within the Residential Single-Family (RS-4) zoning district, specifically with the height, as no other homes have a tower feature.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board (acting as the Appearance Review Board) review the information that has been provided, and consider approval or denial, or approval with modifications, considering the proposed single-family home to be located at 451 Neptune Road.

ATTACHMENTS:

451 Neptune Road Appearance Review Application and Backup Material