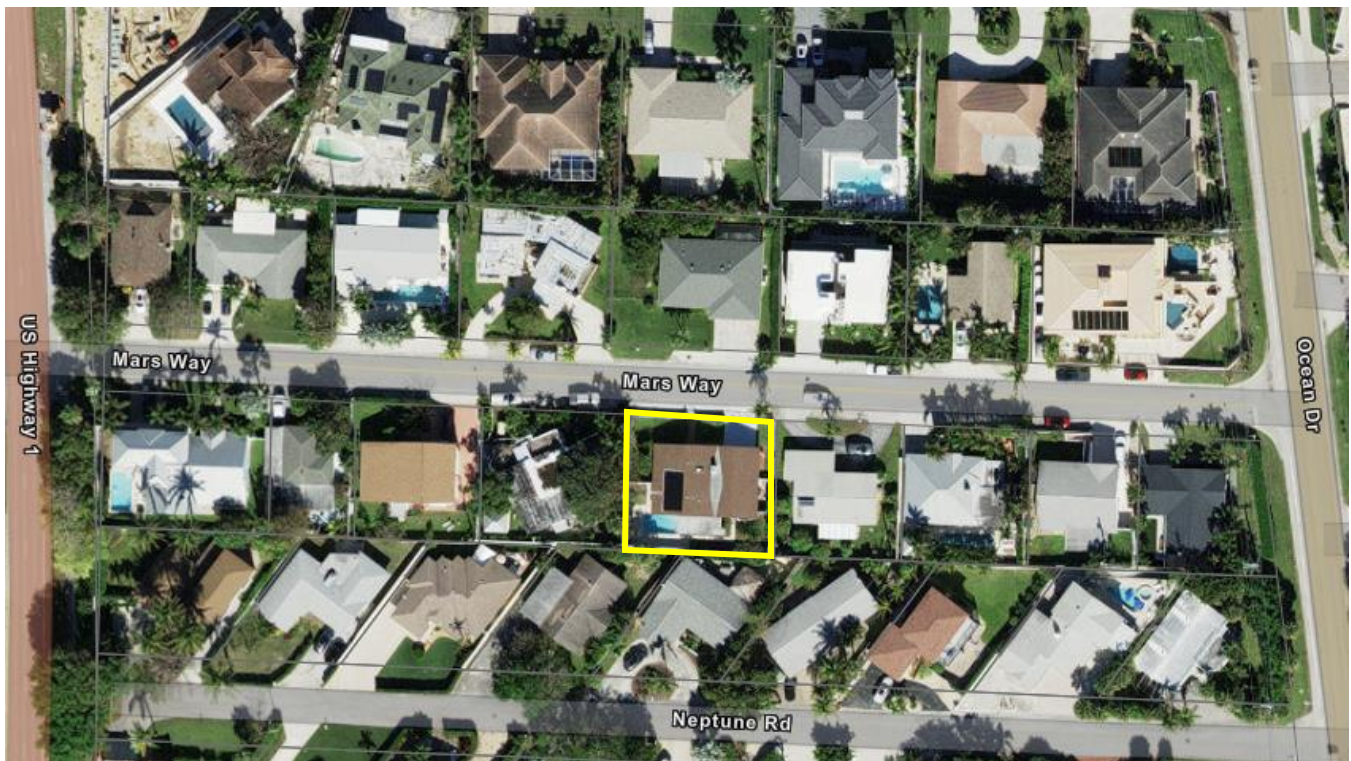




Meeting Name: Planning & Zoning Board
Meeting Date: June 2, 2025
Prepared By: Stephen Mayer
Item Title: Appearance Review – 430 Mars Way

DISCUSSION:

The Town has received an application for Appearance Review from Gregory Bonner (“Agent”) representing SPB Investors LLC and Chris and Mary DeBellis (“Applicants and Owners”) for the property located at 430 Mars Way (“Property”). The Property is zoned Residential Single Family (RS-3) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The existing one-story home was built in 1977 and is approximately +/- 2,340 square feet in size (1,611 square feet under air), with a lot area of .16 acres or +/- 7,000 square feet. Photos of the existing house are on the next page.





430 Mars way front



430 Mars way side yard



Proposed Rendering (Front)

The Applicant is seeking to construct a 1,756 square foot second-story addition with a 283-foot front yard facing terrace. Please see the rendering above. For the purposes of total square footage, please note that open areas like terraces and balconies are not included in gross floor area, by definition. The requested addition will increase the total building square footage under roof from 2,058 square feet to 3,814 square feet. The total footprint remains unchanged (2,344 square feet), thereby maintaining the lot coverage of 33%. 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 **bolded**).

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 +/-7,000 square feet, or 0.16 acres, and the proposed lot coverage ratio of the 2,344 square foot footprint would be 33%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story 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>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
491 Mars Way	1986	.09 3,920 SF	0.33	1,284	1,042	1
490 Mars Way	1990	.18 7,841 SF	0.49	3,814	3,053	2
481 Mars Way	1973	.16 7,000 SF	0.31	2,165	2,165	1
480 Mars Way	1954	.09 3,920 SF	0.40	1,556	1,556	1
471 Mars Way	1960	.14 6,098 SF	0.27	1,674	1,644	1
470 Mars Way	1987	.14 6,098 SF	0.37	2,272	1,820	2
451 Mars Way	1950	.17 7,405 SF	0.31	2,314	1,852	1
450 Mars Way	1954	.16 7,000 SF	0.26	1,805	1,048	1
430 Mars Way	1977	.16 7,000 SF	0.33 0.54	2,340 3,814	1,611 3,337	1 2
420 Mars Way	1964	.14 6,098 SF	0.25	1,508	1,170	1
431 Mars Way	1995	.18 7,841 SF	0.28	2,172	1,716	1
421 Mars Way	2018	.14 6,098 SF	0.65	3,992	3,551	2
400 Mars Way	1959	.14 6,098 SF	0.32	1,924	1,296	1
401 Mars Way	1959	.14	0.21	1,276	1,016	1

		6,098 SF				
390 Mars Way	1977	.12	0.49	2,538	1,764	2
		5,227 SF				
571 Ocean Drive	2007	.23	0.61	6,148	6,148	2
		10,019 SF				
551 Ocean Drive	1971	.14	0.30	1,808	1,344	1
		6,098 SF				
<i>Average</i>			<i>0.36</i>	<i>2,358</i>	<i>1,988</i>	<i>31% 1 Story</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 0.21 to 0.65. FAR Average = 0.36

TOTAL square foot Range is 1,276 to 6,148 square feet. TOTAL square foot Average = 2,358 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 1,756 square feet) and would be inside the range of the total square footage for the study area. The proposed square footage (3,814 square feet) would be 2,334 square feet smaller than the largest existing home in the study area, and 178 square feet smaller than the second largest home. The proposed square footage would equal to the third largest 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.

Staff notes that the requested total square feet (3,814 square feet) is under twice the average total square footage (4,716 square feet) and within the range of FAR and total square footage, thereby meeting preponderance of bulk and mass within the study area.

Staff also considers other harmony factors such as proper site orientation, landscaping, scale, proportion, materials and architectural styles. The applicant states in their justification letter, the standing seam metal roof is taupe in color with a relatively low pitch, similar to other newer existing homes in the area. The applicant is using dark bronze frames for window treatments, with an off-white smooth stucco finish on the first floor and a Hardi cement board horizontal siding on the second floor, separated by a trim board. Staff finds that the house is well proportioned due to these architectural choices.

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 proposed home fits into a category of modern/contemporary style with elements of traditional American home style. In particular, modern and contemporary designs often feature front terraces with metal railing and metal circular stairwells, as they contribute to a sense of openness, and

functionality. American home styles typically feature simple rooflines, front facing gables and combines several design elements of classic design. As noted, there will be a circular stairwell visible from the front yard, however, it is incorporated into the major design elements of the front terrace. Because the stairwell is an integral part of the form and function of the home, it would not be in keeping concealing the stairwell by a wall.

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 of a second story does not diminish the horizontal appearance of the house, as the front yard terrace serves to break up the massing of the home. The existing back yard patio being proposed as a terrace provides a similar treatment. The maximum height of the proposed home is 27 feet 9 inches, which is below the maximum height of 30 feet.

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

There is one additional A/C unit requested and it will be properly screened with the existing A/C units on the side yard.

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 430 Mars Way is a total of 3,814 gross square feet, which is within the range of all homes in the study area. The Floor Area Ratio of the total gross area of the building to the lot size is 0.54. The size and volume of the proposed single-family home is compatible with the average Floor Area Ratio (the average is 0.36) and total square footage (the average is 2,358). The proposed bulk is 1.6 times the average home size in the study area. In terms of FAR, the proposed volume ratio is 1.5 times the average FAR in the study area.

Staff notes that bulk is often measured in terms of volume. Since FAR is the most comparable measurement of volume, the proposed 0.54 FAR is harmonious with the existing FAR in the study area, as it is within the range of existing FAR (between 0.21 and 0.65) and does not exceed twice the average ($0.36 \times 2 = 0.72$).

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 ranges between 1,276 square feet and 6,148 square feet with the average house size being 2,358 square feet. The proposed structure is 3,814 total gross square feet. Therefore, the total mass of the proposed single-family home is within the range and 1.6 times above the average in the context of the other structures located in the study area. The proposed addition is 2,334 square feet smaller than the largest house within 300 feet of the property (located at 571 Ocean Drive). Even if the largest house is not used, the proposed house is 178 square feet smaller than the second largest house (located at 421 Mars Way).

Staff notes that mass is often depicted as a two-dimensional plane, typically from the perspective of the public view, or street frontage. The applicant has provided architectural features, such as the front yard terrace with metal railing and a metal circular staircase, front facing gable roof with a round louver gable vent, faux lap siding on the second story, front facing balcony, a front door canopy, and window fenestrations that break up the visual massing of the building. Please see the 2-dimensional visual massing below.



Proposed South (Front) Elevation

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 facade (whole) of the building. The applicant is changing the style of the building, including elements such as windows, doors and garage doors. It is staff's professional opinion that the proposed building provides an updated architectural style, removing the 1970's style twin peak roof, and the individual elements of the proposed building is well proportionate and balanced to the whole 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 (also known as the vertical proportion) is compatible, as the visual effect of the addition is not overbearing to the width of the house. Please note that since 31% of the existing homes in the study area are one-story structures, the proposed home is not in technically in harmony with the "preponderance of the study area". However, staff notes the code allows second story buildings, and the property

provides 20' and 10' side setbacks, whereas RS-3 requires only 15 feet total, (7.5 foot setbacks when balanced). The applicant is providing the adjacent lots a total of two times the side setback for privacy than required. (30 feet versus 15 feet).

In summary, it is the staff's professional opinion that the proposed two-story addition is **in harmony** with the other structures in the study area. This is particularly the case when several components of harmony, such as bulk, mass, 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 a 1,756 square foot second-story addition with a 283-foot front yard facing terrace.

ATTACHMENTS:

430 Mars Way Appearance Review Application and Backup Material