

Project Narrative and Letter of Justification

5/31/23

The owners of 15977 Shannon Road are requesting approval to remodel their residence that was constructed in 1980, prior to the Town developing the Hillside Design Standards & Guidelines and studies and documents. The site is located at the end of a driveway shared with 5 other neighbors and is also void of any clear pattern of neighborhood context. All attempts to remodel the existing residence to be below the allowable overall height of 18 feet resulted in a “technical demolition”. The local fire department will not approve the construction of a new dwelling at this site due to the requirements of PRC 4290. The owners have no choice but to remodel, retain all 3 floor levels and add new floor area to the existing residence to meet the owner’s objectives and necessities.

The owner’s objective is to modernize their home inside and out to provide state-of-the-art wildfire protection while adding floor area to provide for the family’s active life-styles. A change from the original architecture resulted from new roof elements used to mitigate the visibility of the home and provide privacy. The home is organically designed to step and flow with the natural contours of the site and complies with the Town’s Zoning Code and Hillside Development Standards & Guidelines except as pertaining to building height.

The home’s exterior is constructed entirely of unprotected wood and is located in a Very High Fire Hazard Zone. A portion of the existing driveway reaches up to a 23% grade. The proposed site development will be constructed to have on-site SCCFD compliant driveway and turnaround areas for emergency vehicles. The remodeled residence will have new fire-resistant exterior siding and trim throughout.

The Landscape Plan provides several new trees outside of the fire safety zones that will screen a variety of locations from viewing the house. The landscape plan has also been developed using native, drought tolerant planting. The landscape will meet the requirements for WELO and not use a larger than acceptable water consumption.

Outside, the swimming pool and patio-garden design have been seamlessly integrated into the interior living spaces to promote a healthy living environment. Areas for small organic gardens and a net zero solar powered home will provide a more sustainable, green living environment. Site Retaining walls are used to gently terrace the hillside and provide mitigation through planting above and below the walls. No grading exceptions are required and all retaining wall are designed to be compliant with the HDS&G.

An existing tool and mechanical shed is being remodeled into a gym, matching the existing building height and well below the 15 ft. maximum. The gym is connected to the surrounding gardens and site features by a circuitous gravel path.

Justification for the height exception

This project requires the granting of a height exception for portions of the roof eaves measuring over 18 feet above grade. These roof eaves provide architectural integrity and mitigate the visual impacts of the original design.

One of the primary objectives in designing the additional floor area was to remove and remodel the roof elements of the existing residence such that a new roof design will mitigate the visual impact of the tall roof surface. A small addition to the private area of the upper floor provides an additional bathroom, laundry room and family study space. The floor area for the new addition is located on the uphill side of the home and outside of view from all local viewing platforms. One might say that the new addition is located in the MDA (most desirable area).

The new addition integrates seamlessly into the proposed architecture and below the new horizontal roof lines. A portion of the roof for the new addition is located 2 feet above the 18 ft. height limitation for sites that are visible. Most importantly, the entire proposed addition cannot be seen from any of the viewing platforms, thus the new addition has no negative impacts and meets the primary objectives of the HDS&G.

On the western side of the residence, a 4" high portion of the new roof overhangs pokes above the 18' height limit. The roof overhang is a consistent height of 8 feet and is environmentally designed to shield the home from the negative solar impacts. The larger area of shading provided by the existing decking also duplicated into the design of the roof result in diminishing the vertical wall surface areas while providing shade that darkens the light reflectivity value. All of the minor roof encroachments fall well below the height of the original residence and provide better environmental outcomes such as energy savings and reduced visibility.

Justification to exceed the maximum allowable of "fill" for driveways per HDS&G Section III

This project requires the granting of a grading exception in order to modify a small area of existing driveway and turnaround area to meet the Fire Departments Standards. An Alternative, Materials & Methods Request was granted by the Fire Department as a result of the fill required to provide an ample level turnaround space.

Zoning and Hillside Development Standards and Guidelines

The objectives of the Hillside Design Standards & Guidelines have been met by integrating as many Standards and Guidelines as possible for a remodeling project.

The existing and proposed additions and site development are all located within the LRDA and located away from the most façade. The floor area of the home is within allowable limits and will not result in the largest home within the surrounding neighborhood.

All existing and proposed walls and balconies will be hardened with flame proof materials. Exposed exterior wood will be replaced with fire resistant materials such as stucco plaster, stone and metal siding. A fire sprinkler system with rain-curtain surrounding the all metal eaves will be supplemented with a new private hydrant located near the residence. The existing driveway will be re-graded to meet the allowable slope gradient and a new emergency vehicle turnaround has been designed for the site.

Small, existing trees that are located within 10 feet fire-safety zone will be removed. Site elements such as the swimming pool and surrounding wood decking will be removed and redesigned to step with the hillside and integrate better with the surrounding site and existing residence. New trees are proposed along the north and east property lines to provide privacy screening to help mitigate visual impacts between the neighboring properties.

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