

Statement of Justification for exception to the Hillside Development Standards and Guidelines

Lands of Bothman
56 Central Avenue

May 3, 2019

The proposed redevelopment of this parcel consists of a single family residence, new driveway, new pool and other backyard improvements. This property was originally developed in conjunction to the adjoining parcel and has currently one old cottage, various gazebos, retaining walls and concrete decks and stairs. All of these improvements are in a variety of levels and in disrepair. They also do not relate to the boundaries of the parcel. The property is narrow (only 50 feet wide) and slopes gently up from Central Avenue to the existing cottage. Behind the cottage it slopes down toward Oak Hill Way. The elevation difference is more than 40 feet. Nine irregular terraces of varying size and shapes were created with retaining walls of varying sizes. Many of the retaining walls and steps are crumbling and must be replaced due to safety issues.

The proposal is to build a new two story residence with a subterranean patio in place of the existing cottage. The subterranean patio terminates underneath the deck continuing at that level to a daylight point 28 to 38 feet from the back of the house (16 and 21 feet is under the deck).

The maximum depth of cut is at the northwestern corner of the house is 8.5 feet and at the southwestern corner slightly over 6 feet. At the end of the deck it is reduced to 7 feet at the northwestern corner and 4 feet at southwestern corner. The exception to the maximum depth of cut is for the area beyond the proposed deck. It is almost triangular in shape, extending 13 feet on the northwesterly line.

The second exception is for a deeper fill at the downhill edge of the pool deck. Most of the pool and pool deck area are within one foot of the existing grade. Due to existing retaining walls cutting across the property on an angle and existing stairs near the south property line, the depth of fill for a portion of the pool deck exceeds the 3 feet, starting at 5 feet at the southeasterly corner due to existing stairs to 3.6 feet at the northwestern corner. A couple of the terraces just below the pool deck will be regraded to create a slope and limit the exposed height of the proposed retaining wall to 3.68 feet.

The exceptions to the Hillside Development Standards and Guidelines as mentioned above are respectfully requested due to unusual circumstances of the property. The irregularities of existing terraces, existing stairs as created almost a century ago, posed challenges to the design team and we have done all we can to limit exceptions where we could. Many of these existing terraces, retaining walls and stairs are falling apart and are dilapidated. The existing terrain is very tricky, terraced, slopes in differing directions. We are requesting to build a home for our family with and outdoor living area safe for our children and grandparents. Thank you for the consideration of our request.

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