

Q4: Should we look at alternate ways to measure height?

CRCRC Conclusions: We determined that most people want an alternate measure for height than current, and the preferred method that appears to be the simplest and most fair is a parallel plane to the existing or finished grade, whichever is lower, at a maximum height of 35ft.

All summaries provided by ChatGPT:

Yes (62%):

The majority of respondents (172) express support for exploring alternate ways to measure building height. Scenario #3, which involves measuring height parallel to the existing grade, is favored by many. There are various preferences and considerations, with some mentioning the impact on property value, the need to account for foundation height, and the desire for simplicity and symmetry in the neighborhood. Some respondents express uncertainty or suggest a combination of scenarios. Overall, there is a strong inclination toward investigating alternative measurement methods to ensure more accurate and fair assessments of building height in Rollingwood.

No (32%) 11 either Yes or ambiguous:

The majority of respondents (89) express a preference for maintaining the current building height code, deeming it appropriate for Rollingwood. Concerns include potential loopholes and inconsistent enforcement. Some mention the importance of the code in the context of sloping lots and Rollingwood's topography. Others oppose unnecessary changes, citing potential negative impacts on property owners, including those with sloped lots. Some express a desire for consistency and flexibility in adapting to terrain, suggesting that the current code strikes a good balance. Overall, there is a sentiment against altering the existing building height regulations.

Blank (5%)

Comments from those with "Blank" response:

- *Not sure*
- *3*
- *The least restrictive measure*
- *Unknown, I don't know enough about this.*
- *Because of the slopes in the neighborhood, I'd go with a standard height above existing grade (and or a maximum height above the highest existing grade. I think the idea is not to have buildings with imposing heights vs. neighbors. If the land is at X height, having a building Y height above that, seems to make sense to me*
- *Scenario 2*

Comments that answered "No", but seem to suggest something else:

- *Already new builds are too inconsistent with one another in size and style which diminishes the beauty of Rollingwood*
- *Because of the slopes in the neighborhood, I'd go with a standard height above existing grade (and or a maximum height above the highest existing grade. I think the*

idea is not to have buildings with imposing heights vs. neighbors. If the land is at X height, having a building Y height above that, seems to make sense to me

- *#3. The height is 35 feet wherever the height is measured. The other scenarios are subject to abuse and misinterpretation.*
- *I think #2 would work... again, if enforced*
- *3*
- *Unknown, I don't know enough about this.*
- *I am not opposed to looking at it to make it more consistent and make more sense, but I do not mean that as an open door to build in onerous new restrictions, Rollingwood is already very difficult*
- *Scenario 2*
- *The least restrictive measure*
- *Scenario 3*