

## Residential Compatibility Infill Regulations- Avenues and Capitol Hill

March 31, 2006

### Community Council Representatives

- Peter Von Sivers
- Jim Jenkins
- Shane Carlson (Phone)

### Planning Staff

- Alex Ikefuna
- Joel Paterson
- Kevin LoPiccolo
- Everett Joyce
- Cheri Coffey

Averaging Front Yard Setback. The number of lots to average the front yard setback will be increased from 3 to 4.

*All were ok with this.*

Interior Lot Regulations. Round the number to the nearest whole number. Ten foot separation between homes on adjacent lots applicable only when the required ten foot side yard is reduced. No separation is required on the four foot setback

*All were ok with this.*

### Accessory Structures.

*Staff-* Increase the maximum height of a flat roof garage from 9 feet to 10 feet to accommodate standard garage doors. The standard garage door height is 7 feet. The roof joists (approx. 14") and garage door\_mechanical equipment (approx 12") typically requires approximately 26" of space. Therefore, more than 9 feet is necessary. The wall height should be the same for a pitched roof or flat roof. Don't want to encourage flat roof garages.

*Community Council Reps-* The typical roof pitch for accessory structures in the Avenues is 4/12. A flat roof is considered to be less than\_3/12\_.

The wall height is an issue for the neighbors, rather than the roof height. The wall height has impacts on light for other properties, although a garage is not as critical as the wall height is with a primary structure, but it still is an issue.

There is still the ability to go higher. The applicant would just have to go through a process. You don't need to accommodate everyone with an over the counter permit. The Avenues typically has very narrow lots, so the placement and height of the accessory structures must be sensitive to the impacts on the neighbors, especially on the uphill

neighbor. Approximately 85% of the Avenues lots are non-complying due to the narrow width of the lots.

A suburban can fit in a 480 square foot garage. If you want to keep your car top carrier on the vehicle year round, you may have to place the garage in a different location and go through a process to get approval.

*Staff-* Staff will recommend the wall height to be 10 feet. The Community Council representatives can submit their written response relating to the issue and staff will forward it to the Planning Commission.

*Community Council Reps* They disagree with an increase to an over the counter accessory structure from 480 square feet to 600 square feet. The 480 square foot garage allows 2 vehicles and some storage. When the function of the garage changes from vehicle storage and some garden equipment to vehicle storage and a hobby shop, there needs to be a different process. As the width of the garage increases, the peak of the garage increases and that can impact the neighbors. The community councils will adamantly disagree if we recommend regulations that are more lenient than what they proposed.

Capitol Hill Protective Area Overlay Zone The existing overlay zone does not allow an increase in height above the underlying zoning. If the new maximum height is 23 feet (compatible infill regulations), the structures within this overlay will not have an option to be increased in height because of the overlay, whereas other structures within the compatibility regulations can go higher if they go through a review process. Staff would like to add an exception to the Overlay that includes the 23' height limit but allows structures to be built to a maximum of 35' if through the compatibility review process (or the historic landmark commission process where applicable) it is found that the additional height is compatible.

*All were ok with this.*

It was agreed that these meeting notes and the proposed staff recommendation would be e-mailed to the community council representatives on Monday April 3, 2006. The Community Council representatives will submit their comments by Wednesday April 5<sup>th</sup> to be included into the staff report packets that will be mailed to the Planning Commission on Thursday April 6<sup>th</sup>.