

Summary of proposed modifications to compatible residential infill permit process

Standing changed from:

Any adversely affected person or entity to

Any adversely affected property owner within the area noticed or if no notice is required, any adjacent property owner.

Appeal period remains 30 days – based on error in process or adverse impact to appellant

Certified survey required for calculation of averages

Front Setback – proposed that AHO can grant exception based on development pattern

Corner Sideyard Setback – proposed that AHO can grant exception based on development pattern

Attached Garage as part of front façade – can exceed 50% of front façade if GT 50% of the homes on the blockface have front garages exceeding 50% of their facades. If granted it appears there are no limits on the percentage of a front façade that a garage could account for on the applicant property.

Can exceed 50% of front façade if the development pattern (three buildings) is front garages exceeding 50% of their facades. If granted there appear to be no limits on the percentage of a front façade that a garage could account for on the applicant property.

R-1 Areas

Maximum building coverage in R-1-5000 and SR-1 areas is 40%. Would allow lots less than minimum 5000 square feet to build up to 2000 Square feet or 50% lot coverage, whichever is less. The “Call” house is 106 feet long by 24 feet wide for a total footprint of 2544 feet. The Call lot is 30 feet by 165 feet for a total lot size of 4950. Using these numbers, the lot coverage for the Call house is 52%. Imagine that lot reduced by 950 square feet then reduce the house footprint by 544 square feet. That is quite a bit of footprint for such a small lot. The typical SR-1A house is close to a 1500 square foot footprint on a lot that is typically just over 6800 feet (41.25 X 165 = 6806) for a total coverage of 22%. This exception allows for over twice the lot coverage on small lots as is now present in the SR-1A area.

In order to achieve 2000 square feet of lot coverage on a 4000 square foot lot, what other exemptions will be required? Taking side, front and rear setbacks into account on a 5000 square foot lot in the R-1-5000 area, the remaining buildable area equals 40%!