

DRB REVISION NARRATIVE

DRB18-0359 – 320 South Hibiscus Dr. (West Parcel)

Notice to proceed 02/11/19

DRB Review Board – DRB18-0359

1. Deficiencies in architectural presentation & design/ appropriateness comments & variance/ zoning comments
 - A. Using Mechanical Lifts
 - i. Mechanical Lifts at garage will require a variance. Please see sheet A-3.1 requesting this, as well as sheet A-6.2 showing a section through garage.
 - B. Waiver #1: +2'
 - i. See sheet A-6.0 requesting this.
 - C. Waiver #2: 70% limitation to 78%.
 - i. Please see sheet A-2.2 for Variance Request. See sheet C-4.0 for Exploded Axon.
 - D. Variance #1 Lot coverage Permitted: 25%. Proposed 30%
 - i. Issue has been discussed with James Murphy, Permitted is 30%
 - E. Variance #2 Unit Size Permitted: 40% Proposed 49%
 - i. Issue has been discussed with James Murphy, permitted is 50%
 - F. Lot coverage: Unless the area between the gym and home theater is completely open above, the entire area is considered part of a courtyard, substantially enclosed on 3 or more sides that shall be counted in lot coverage calculations. (Reviewed and discussed with Michael Belush)
 - i. The area in question is completely open to above, therefore it does NOT count in lot coverage. Please see Roof Plan Sht. A-3.3. In addition, the note "Covered Walkway" has been removed from sheets A-3.0 & 3.1.
 - G. Returning to PB on March 26, 2019 to modify PB18-0220, specifically the applicant is requesting the removal of the conditions that prevents the applicant to request DRB waivers. Conditions B1 f-h
 - i. Returning to PB
 - H. A-3.0 Site Plan
 - i. Accessory Structure One-story accessory building exceeds the maximum 12' from adjusted grade elevation. Adjust to a two-story side setback. Also rear storage bath structure element is located partially within and partially outside of the required rear yard; as such, when the structure is located outside of the required rear yard, it does not have the reduced setback offered to accessory structures located within the rear yard. It must be setback as per principal structure (11'-3") from North Property line.
 1. A variance is being sought for 2 story rear structure. Also, regarding the cabana bath setback, please see sheets A-3.0, 3.1, 3.2, 3.3.

Cabana setback has been changed to 11'-3", the same as the main residence.

- ii. Accessory structure (Rear shade structure): The entire area of the element (portions within the required rear yard AND portions outside of the required rear yard must demonstrate compliance with all of the regulations of Sec. 142-1132 (a) Accessory buildings. (2) In single family districts: Lot Coverage, size, two story, building separation, setbacks (discussed above), height, uses, utilities)
 - 1. We comply with the specifications in 142-1132.
 - I. Minimum garage slab elevation for detached or attached garage: 8.13 NGVD. Refer to grade calculations
 - i. Garage Fin. Floor is 8.13' – 8.26' NGVD. Please see Sheet A-3.0 for reference.
 - J. Front Yard: Min 6.56 Max 8.76, Rear Yard: Min 6.56 Max 12, Side Yard: Min 6.56 Max 8.76
 - i. Site Plan grading, on sheet A-3.0, meets these specifications.
 - K. All fences, gates and perimeter wall shall be measured from grade.
 - i. A note has been added to the elevations. Please see sheets
 - L. Portion of the accessory building encroaching within the side yard and outside the limits of the rear yard shall comply with the side setback of the principal structure.
 - i. Please see sheets A-3.0, 3.1, 3.2, 3.3. Cabana setback has been changed to 11'-3", the same as the main residence.
 - M. Finish floor of the garage shall be not lower than the adjusted grade or 8.13' NGVD.
 - i. Garage Fin. Floor is 8.13' – 8.26' NGVD. Please see Sheet A-3.0 for reference.
 - N. Revise zoning information. Based on lot width of 90' and lot depth of 178.7', the lot area is 16,083 SF.
 - i. Zoning Data has been revised. Please see sheet A-0.5
 - O. Accessory building exceeds the maximum height of 12'-0" above adjusted grade.
 - i. Variance is requested for 2 story accessory structure.
 - P. Note regarding covered walkway between gym and house shall be removed from first floor plan.
 - i. Note "Covered Walkway" was been removed from sheets A-3.0 and A-3.1.
 - Q. Add "Final Submittal" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.
 - i. "Final submittal" was added to Cover Page, as well as to index. All drawings have been dated in the lower right hand corner.
 - R. Add a narrative response sheet.
 - i. This is the narrative response sheet.
2. Landscape Comments
- A. Please see Written Response from Landscape Architect.