

DRB18-0329, 3720 Chase Avenue. – Comment Response

The applicant, David Trautman, is requesting Design Review Approval for the construction of a new two-story single-family residence to replace an existing one-story residence including one or more waivers.

1. APPLICATION COMMENTS

- a. Architect is not typically applicant. Verify.
 - o David was the applicant on our previous project with no issue. We wish to proceed.
- b. Do not upload duplicate documents as it is confusing for staff to review. Please label the files for final submittal as noted on the check-list. All documents uploaded to CAP shall be named with the submittal deadline following the type of document. Example: for submittal deadline on February 2, 2018, architectural plans and application shall be uploaded as '02-02-2018 Plans' and '02-02-2018 Application'.
 - o ok
- c. Refer to CAP system for Application comments.
 - o No comments on CAP system

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Applicant is encouraged to provide rendered images of proposal to abutting properties.
 - o ...
- b. Survey elevations/CMB Grade are difficult to read, line weight is very faint and almost illegible.
 - o See color survey
- c. DRB-2.1, DRB-2.2, DRB-2.3, and DRB-2.4 reduce scale back to 1/16. Add property lines. Remove door and window marks, remove some measurements not necessary for DRB, add measurement depth of two north and south "gardens" must be minimum of 8' depth for open space. DRB-2.4 remove slopes, add elevation heights to roofs
 - o Plans Updated
- d. DRB-3.0 and DRB-3.1 and DRB-3.2 and DRB-3.3 Enlarge to one per sheet, show PLS, show keyplan where elevation is taken, Include height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade) on both sides. Add height of cabana to top of roof (not midpoint) measured from Adjusted grade. One story cabana limited to 12'-0 height. Clarify "?" on material elevations.
 - o Elevations and Sections updated
- e. Yard Sections: Include in elevation tags text NGVD values for FFE, Adj Grade and Grade.
 - o Updated, See DRB-1.2
- f. Yards - Given that your Adjusted grade is 5.92' NGVD, you will need to design yards to the minimum required elevation, or 6.56' NGVD, refer to Sec. 142-105 (8)b. *Minimum Yard Elevations*.
 - o Corrected, See DRB-2.1
- g. Elevations and Sections – Include in elevation tags text NGVD values for FFE, Adj Grade and Grade.
 - o Elevations and Sections updated
- h. MISSING SIDE YARD SECTION DIAGRAM through open space gardens. : Sections of all required yard setbacks that show all yard elevations to address requirements of Section 142-106(2)(d) or seek waiver if not compliant.
 - o Sideyard Sections updated, and open space calculations added, See DRB-1.1B + 1.2
- i. Add sheet of Grade calculations supplied by staff
 - o To be Attached

- j. Missing contour plan
 - o See Landscape Plans
- k. Missing waiver diagrams
 - o See A1.1A + 1.1B
- l. Add "FINAL SUBMITTAL: NOV DRB" to front cover title for heightened clarity of reference for next deadline.
 - o ok
- m. Add narrative response sheet.
 - o Provided

3. ZONING/VARIANCE COMMENTS.

- a. Portion of the pool deck and long walkway on the interior side (NORTH) yard cannot exceed 6.56' NGVD, as the maximum height allowed in required side yards. Only steps and landing, similar to the proposed on the other side of the home is allowed at a higher elevation, as per latest modifications to the Code. Remove walkway
 - o Walkway altered, See DRB-2.1
- b. Front yard does not comply with minimum yard elevation with the exception of areas that retain and drain run-off water.
 - o See Updated Civil/Drainage Plans
- c. Generator at the roof shall be screened from view with screen not higher than 5'-0".
 - o See DRB-3.0
- d. Remove ground floor elements on the roof plan.
 - o ok
- e. Height of the accessory building exceeds 12'-0" from adjusted grade. The adjusted grade noted on page DRB-3.1 is incorrect. The adjusted grade for the site is 5.92' NGVD, as per yard elevation calculation sheet.
 - o Updated, See Elevation sheets
- f. Provide roof plan of the accessory building.
 - o See DRB-2.2
- g. Provide a narrative responding to staff comments.
 - o Provided

4. DESIGN/APPROPRIATENESS COMMENTS

- a. Waiver #1: 70% second floor ratio
 - o Waiver Requested
- b. Waiver #2 and #3: Potential Open Space waiver (height of open space)
 - Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard:
 - o Compliant
 - The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line.
 - o Compliant
 - The square footage of the additional open space shall not be less than one percent of the lot area. The open space provided along a side elevation in accordance with this subsection, whether required or not, shall not be included in the lot coverage calculation provided that the combined depth of the open space, as measured from the required side setback line(s), is less than 30 percent of the maximum developable building width of the property, as measured from the interior setback lines, and the total open space provided does not exceed five percent of the lot area. Any portions of the interior side yard open space in excess of five percent of the lot area shall be included in the total lot coverage calculation.
 - o Compliant

- The elevation (height) of the open space provided shall not exceed the maximum permitted elevation height of the required side yard, and at least 75 percent of the required interior open space area shall be sodded or landscaped previous open space.
 - Waiver #2 requested for Northern side yard garden elevation (8.5' vs 6.56' NGVD)

5. LANDSCAPE COMMENTS

- a. Refer to CAP system for Landscape comments.
 - Landscape Approved