



Action Report

File #: 17-430

TO: Hillside Building Committee

DATE: December 13, 2017

FROM: George Burton, Planner

SUBJECT: Combined Review for Shoumaker - 5715 N. 55th Place (APN: 172-47-057). Garage expansion, hot tub addition, and raise the height of pad/house.

The owner of the property located at 5715 N. 55th Place submitted an application to enlarge the garage, add a hot tub, and raise the height of the pad and house. On January 11, 2017, the Hillside Committee approved plans for a major remodel/addition to the home. The original project consisted of raising the height of the roof, enlarging the master bedroom, adding a storage and outdoor kitchen area, expanding the pool barrier, and resurfacing the driveway. The project is currently under construction and the applicant is now proposing to enlarge the garage, add a hot tub, and raise the height of the house.

Garage Addition

The garage will retain its current pad elevation of 1476.10'. The applicant is adding an additional 180 square feet to the garage along the west side of the property. The garage is 17' tall, setback 42' from the west/side property line, and will have a grey stucco finish to match the house. The garage will be painted "grey wolf," which has a light reflective value of 33% (the maximum allowable LRV is 38%).

Hot Tub

A new hot tub will be placed in existing disturbed area and will be located next to the existing backyard patio/deck. The hot tub will be setback 80' from the nearest/west side property line. The hot tub retaining walls are 8"8' tall from adjoining grade. Staff believes the hot tub walls are retaining walls and exceed the 8' retaining wall height limit. However, the applicant believes the hot tub area and deck are house foundation walls and are therefore subject to the house requirements.

The hot tub retaining walls will have a stucco and paint finish to match the house (grey wolf color with an LRV of 33%) and the deck area will be surfaced with a grey paver that will have an LRV less than 38%. No additional pool barrier is required since the hot tub will be located within the fenced pool area.

Raising Pad/House Height

With the exception of the garage, the pad of the house will be raised 2'8". As a result, the height of the house in this area will also increase an additional 2'8". The house design will remain the same (consisting of a grey stucco finish with steel accents).

Disturbance and Floor Area

The subject property is 1.05 acres in size and has a building site slope of 8.4%. According to the plans, the existing disturbance is 7,103 square feet, the allowable disturbed area is 27,379 square feet and the proposed disturbance is 7,646 square feet. With the garage expansion, the house will have a floor area of 4,737 square feet (with a floor area ratio of 10.4%). The maximum allowable floor area ratio is 25%.

The table below lists the pertinent development information:

Description	Quantities
Area of Lot	1.05 acres or 45,633 Sq. Ft.
Area Under Roof	4,737 Sq. Ft.
Proposed Floor Area Ratio	10.4%
Building Site Slope	8.4%
Allowable Disturbed Area	27,379 Sq. Ft. (60.0%)
Existing Disturbed Area	7,103 Sq. Ft. (15.7%)
Proposed Disturbed Area	7,646 Sq. Ft. (16.4%)
Volume of Cut/Fill	128 CY
Hillside Assurance	\$3,200
Number of Retaining Walls	12 existing and 2 new
Length of all Retaining Walls	338' existing and 33' new
Maximum Building Height	22 feet 4 inches
Overall Height	25 feet 4 inches

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the east side of 55th Place. No construction materials will be allowed to be stored on the Town's right-of-way;
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements;

3. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved individual site analysis plan.
4. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.
5. The retaining walls for the hot tub and the back patio/deck shall not exceed a height of 8' tall. The deck material around the hot tub and deck area shall be reviewed and approved by staff and the Hillside Committee Chair for code compliance prior to issuance of the building permit.

CC: Thamarit Suchart, Applicant