



Action Report

File #: 17-028

TO: Hillside Building Committee

DATE: February 8, 2017

FROM: George Burton, Planner

SUBJECT: Combined Review for Savi Residence - 6113 N. 42nd Street (APN: 169-22-019).
Application for a remodel and addition.

The owner of the property located at 6113 N. 42nd Street submitted an application for a remodel/addition to the existing house. This project consists of raising the height of the roof, connecting the existing detached garage to the house, and replacing the asphalt driveway with a paver drive.

History/Background

Approximately half of the existing home encroaches into the 40' rear yard setback. Due to the setback encroachment, the applicant requested a variance to maintain the non-conforming setback, modify the non-conforming portions of the house, raise the height of the home, and attached the garage to the house. The Board of Adjustment reviewed and approved the variance on November 2, 2016.

Remodel/Addition

There is an existing home on the property and the remodel will update the design of the house. The remodel/addition consists of:

- Raising the height of the roof an additional foot to accommodate a chase for ductwork, insulation, and a fire sprinkler system.
- Raise and convert the roof over the existing bedrooms from a flat roof to a pitched roof.
- Enclose the north patio and convert it into an office.
- Connect the existing detached garage to the main house with a foyer, bedroom, and bathroom addition.

The existing house is 5,290 square feet in size. The remodeled home is 6,369 square feet, is single story, and has an overall height of approximately 14' tall. The exterior of the house consists of vertical siding that will be painted a grayish brown color (with a light reflective value of 38%), existing beige colored slump block (with a light reflective value of 38%), dark gray colored fascia, (with a light reflective value of 20%), a bronze metal seamed roof (with a light reflective value of 38%), gray colored stone veneer accents (with a light reflective value of 38%), and an yellowish brown front door and header (with a light reflective value of 24%). The garage door will also be painted a chocolate brown to match the new roof (which has a light reflective value of 38%). The maximum allowable LRV is 38%.

Also, eleven (11) wall sconces (with an output of 470 lumens) will be placed on the house. The maximum

allowable output per code is 750 lumens.

Site Improvements

- Driveway. The applicant will resurface the existing driveway. The existing asphalt driveway will be replaced with a brown colored permeable paver (that has an average light reflective value of 38%) and has a maximum slope of 22.3%.
- Pool Barrier. Portions of the existing pool area are not compliant with the barrier requirements. As a result, a black wrought iron fence will be added to several areas around the pool to bring the barrier into compliance. The new portions of pool barrier will have a minimum openness of 80%.
- Guard Rail. A 42” tall guard rail will be placed next to the front patio area. The guard consists of black posts, stainless steel cables that have a matte finish, and a minimum openness of 80%.
- Landscape Improvements. No new landscaping or landscape lighting is proposed with these improvements.
- Drainage. According to the civil plans, a drainage berm will be placed behind the house to reinforce the existing drainage patterns. The berm consists of apache brown rock (that has a light reflective value of 38%).

Disturbance and Floor Area

The subject property is 0.87 acres in size and has a building site slope of 20%. According to the plans, the existing disturbance is 17,100 square feet, the allowable disturbed area is 7,552 square feet, and the proposed disturbance is 7,513 square feet.

The remodeled home will have a total floor area of 6,369 square feet. This results in a floor area ratio of 16.7% (with a maximum allowable floor area ratio of 25%).

The table below lists the pertinent development information:

Description	Quantities
Area of Lot	0.87 acres or 37,998 Sq. Ft.
Area Under Roof	6,369
Proposed Floor Area Ratio	16.7%
Building Site Slope	20%
Allowable Disturbed Area	7,552 Sq. Ft. (19.88%)
Existing Disturbed Area	17,100 Sq. Ft. (45.0%)
Proposed Disturbed Area	7,513 Sq. Ft. (19.78%)
Volume of Cut/Fill	12 CY
Hillside Assurance	\$300

Number of Retaining Walls	13 - Existing
Length of all Retaining Walls	318 - Existing
Maximum Building Height	14 feet 0 inches
Overall Height	29 feet 0 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 one side of 42nd Street. No construction materials will be allowed to be stored on the Town's right-of-way;
2. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$300.00;
3. 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;
4. 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.
5. 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.

CC: Doug Rusk, Applicant