

Variance Addendum for 5740 E. Via Los Ranchos

Alternate bedroom/hallway addition to main house

Project Overview

1. The owners wish to add a 732 sf addition to the east side of the house, increasing the size of the house from 2,692 to 3,424 sf. (livable space). This addition would allow expansion of the master bathroom/closet so that the master suite is more spacious as is typical with more recently constructed or renovated homes in the town. The addition would also include a fifth bedroom/fourth bathroom. Of the 732 sf proposed addition, 40 sf (5.5%), encroaches in a triangular fashion into the 20' side setback by 5'6" at the maximum extent. The total floor area with the house addition is 4,712 sf. The floor area ratio is 10.78%. The addition encroachment is less than 4% of the entire project.

Table A1. Square footage table – alternate house/hallway addition

	Existing	With addition
Net lot size	43,729 (1.004 ac)	43,729
Buildable area	16,977 (0.390 ac)	16,977
Existing house	2692	2692
Existing garage	744	744
Existing rear patio	351	351
Existing front patios	245	245
House add.	-	732
Livable space	2692	3424
Total floor area	4032	4764
Floor area ratio	9.21%	10.89%
Encroachment sf	0	40
% Encroachment	0%	0%

This option reduces the encroachment from 14 feet (6 foot setback) to 5 feet 6 inches (14 feet 6 inches) and the amount decreases from 200 sq ft to 40 sq ft. There is one small triangular area aligned with the front of the house that encroaches 3 feet, and a larger triangular area set back 12 feet from the front that encroaches 5.5 feet.

This alternative reduces the setback encroachment while providing approximately the same size addition by pushing the majority of the addition back. The rear portion protrudes 5 feet into the backyard beyond rear wall of the existing house and blocks a 4½ x 4½ foot picture window in the master bathroom.

As the addition is not centered on the main hallway of the existing house, more internal space in the addition must be devoted to hallway space, reducing room size.

While this option significantly reduces the encroachment, it protrudes into the backyard and is less functional. It has no appreciable change to the distance views from the neighboring property as illustrated in figure A1. The view towards the street is not blocked with the addition in the original location from any conceivable point on the neighboring property. If looking

towards the addition from the neighboring property, the area is heavily screened with vegetation at and near the property line, as shown in figure A2, blocking any views in that direction.

Keeping the addition in the original location would result in less space between the houses, which would be visible when viewed from the cul-de-sac, however they would still be at least 42 feet apart and this would have minimal affect on the character of the neighborhood.

For these reasons, the owners prefer the original location and offer this option as an alternative if necessary.



Figure 1. Distance sight lines from neighboring property



The block fence wall is approximately 5.5 feet high with much taller mature trees extending above. From the wall to the street, there is a newer hedge on the neighboring property that is still growing. The large Palo Verde will remain.

Figure 2. Screening between properties

Baiamonte/Cho variance narrative

