



Legislation Text

File #: 18-078, Version: 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: February 14, 2018

Subject: Concept review for a new single family residence at 7480 North 58th Place (APN: 169-02-031).

Description	Quantities
Area of Lot	1.13 AC or 49,397 Sq Ft
Area Under Roof	6,487 Sq Ft
Floor Area Ratio	13.1%
Building Site Slope	51.0%
Allowable Disturbed Area (%)	8.9%
Allowable Disturbed Area (Sq Ft)	4,396 Sq Ft
Proposed Disturbed Area (%)	12.7%*
Proposed Disturbed Area (Sq Ft)	6,290 Sq Ft*
Volume of Cut/Fill	To be determined
Hillside Assurance	To be determined
Number of Retaining Walls	To be determined
Length of Retaining Walls	To be determined
Maximum Building Height	31,-0" *
Overall Height	33'-6"

* Board of Adjustment variance dated 9/6/2017 for increased disturbance area and height.

Background

The property is currently undeveloped and is approximately 1.13 acres in size.

New Single Family Residence

The applicant intends to construct a single-family home that is two levels with approximately 4,400 ft.² of livable space including a three car garage, spa and exterior deck.

Board of Adjustment Variance

On December 6, 2017 the Board Of Adjustment approved Case No.. BA-17-03 related the subject property for

increased allowable land disturbance and building height as outlined below:

PERCENTAGE OF ALLOWABLE LAND DISTURBANCE: INCREASE THE PERCENTAGE OF ALLOWABLE LAND DISTURBANCE FROM 8.9% (4,396.48 SF) BASED ON PAD SLOPE OF 51%, TO 13.3% (6,564.75 SF) ALLOWABLE LAND DISTURBANCE.

BUILDING HEIGHT: ALLOW APPROXIMATELY 640 SF OF THE FRONT (SOUTH-EAST) PORTION OF THE LIVABLE SECTION OF THE RESIDENCE AND 430 SF OF THE FRONT (SOUTH-EAST) PORTION OF THE COVERED DECK TO EXTEND A MAXIMUM OF 6'-6" ABOVE THE 24' MAX HEIGHT ABOVE NATURAL GRADE; AND TO ALLOW APPROXIMATELY 250 SF OF THE FRONT (SOUTH-EAST) 75% OPEN TRELLIS TO EXTEND A MAXIMUM OF 7'-0" ABOVE THE 24' MAX HEIGHT ABOVE NATURAL GRADE.

Rock Cut

The current plans show a maximum 26'-6". The geotechnical report does not recommend any rock cut exceeding 20'-0". The applicant will need to address this for formal review.

Retaining Walls

Various retaining walls will be constructed around the property and shall not exceed 8' in height. The retaining wall may only extend 6" above the material it is retaining.

Pool

A 200 ft.² spa is proposed near the northwest corner of the home. The applicant will need to provide information outlining if the pumps/filter for the spa is self-contained or if there will be exterior spa equipment. Consideration will also need to be made for draining the spa for future cleaning and/or repairs.

Grading & Drainage

The natural drainage pattern sheet flows from the northwest to the southeast. Due to the 51% building pad slope the development will be required to retain the first flush volume of stormwater. The applicant intends to install a trench drain and drywell at the end of the driveway to intercept stormwater before it reaches 58th Place. Consideration will need to be made regarding how the storm water from above the property will be routed around the home and released back to its natural drainage pattern.

Sewer

The property will be required to connect to the existing sanitary sewer in 58th Place.

Conceptual Plan Review

The purpose of the conceptual review meeting is to discuss, review, and give suggestions and guidance to the applicant. A detailed set of plans will be submitted for formal review in accordance with Section 2206.II. The following criteria are sections of the Hillside Building Code that govern the conceptual review:

- Section 2205.I. Concept Plan Review Meeting:

The Applicant, along with their architect and engineer shall submit a completed application and the required fees, to the Town Engineer, at the time they request a concept plan review meeting (pre-hillside meeting) with the Hillside Building Committee. The purpose of this meeting is to discuss, review, and give suggestions and guidance to the Applicant regarding the proposed development including: the location of the building pad and accessory uses; how these relate to Significant Natural Features; the preservation of existing vegetation; grading concepts and their adaptation to

the natural hillside topography; and how the requirements pursuant to these hillside regulations and purpose statement will guide the proposed Development.

▪ Section 2206.I. Concept Plan Review Meeting.

The applicant shall submit the following:

A. Seven (7) copies of a preliminary site plan that includes, but is not limited to, the building footprint, driveway, swimming pool, and accessory use locations along with topographic information for the lot.

B. A 3-dimensional representation of the general massing of all proposed structures (e.g. a mass model, a 3-D rendering or a computer generated model in relation to topography - not a detail model).

C. A recent aerial photo of the site (less than 3 years old), with topography, lot lines, and the building footprint superimposed on it, and identification of significant natural features as well as adjacent lots and structures within 100 feet of the perimeter of the subject property (min. 24"X 36").

D. Preliminary calculations on land disturbance and cut and fill methods.