



## Legislation Text

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**File #:** 17-345, **Version:** 1

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**To:** HILLSIDE BUILDING COMMITTEE

**Cc:** Paul Mood, Town Engineer  
Paul Michaud, Senior Planner  
George Burton, Planner

**From:** Robert D Lee, CBO  
Building Official, Fire Marshal

**Date:** October 11, 2017

**Subject:** Combined Review at 6250 N Hogahn Dr

**Narrative:** Landscape lighting and trees along the driveway. This review does not include the mailbox that is depicted on landscape sheet 13.1. That structure is located in the ROW and outside the scope of the committee.

In regards to the landscape lighting, Section 1005 of the Zoning Ordinance, see below, states that nothing can be constructed on a lot prior to the main building. Since there is no main building on this vacant lot it is staff's position that the lighting cannot be approved.

### Section 1005 Accessory Building / Structure Regulations

B. No accessory building or structure except for walls and fences as provided for in C and D below, shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used for dwelling purposes other than by residential staff employed on the premises or as otherwise permitted herein.

**Definitions:** Structure: Anything constructed or erected, the use of which requires a fixed location on the ground.

| Description     | Quantities                  |
|-----------------|-----------------------------|
| Area of Lot     | 1.125 acres or 49,020 Sq Ft |
| Area Under Roof | 0 Sq Ft                     |

|                                  |              |
|----------------------------------|--------------|
| Floor Area Ratio                 | 0 %          |
| Building Site Slope              | undetermined |
| Allowable Disturbed Area (%)     | undetermined |
| Allowable Disturbed Area (Sq Ft) | undetermined |
| Existing Disturbed Area          | undetermined |
| Proposed Disturbed Area (%)      | No increase  |
| Proposed Disturbed Area (Sq Ft)  | No increase  |
| Remaining Disturbed Area (%)     | undetermined |
| Retention Area                   | 0.00 Sq Ft   |
| Number of Retaining Walls        | 0            |
| Length of Retaining Walls        | 0 Ft         |
| Maximum Building Height          | N/A          |
| Overall Height                   | N/A          |

#### Stipulations:

1. All construction parking shall be located on site as much as possible. Any off street parking shall be confined to the south side of N Hogahn Dr. No construction materials or debris will be allowed on the Town's right-of-way.
2. No final approval shall be issued until all hillside stipulations and all Town Code requirements are complied with, including landscaping.
3. On all lots within the Town whether Hillside or flatland, work cannot start prior to 7 AM and must stop prior to 5 PM, Monday through Friday. Equipment cannot be operated on Saturdays, Sundays or legal holidays. Work that doesn't involve equipment can start at 9 AM and end at 5 PM on Saturdays. On Sundays work is limited to a maximum decibel limit of 75db (talking). **Summer hours, May through September, construction can start an hour earlier at 6 AM.**