



Legislation Text

File #: 17-382, **Version:** 1

TO: Hillside Building Committee

DATE: November 8, 2017

FROM: Paul Mood, P.E., Town Engineer

SUBJECT: **Combined Review for Bishop Residence: 7154 N. Hillside Drive. Application for roof mounted solar panels.**

The owner of the property located at 7154 N. Hillside Drive submitted an application to add roof mounted solar panels on top of the house.

Solar Panels

The home was constructed in 1994 and the applicant is proposing to add 4 solar panel modules/arrays on top of the house. The panels are rectilinear in shape and a maximum of 1'-6" in height and will be concealed by an existing 1'-6" roof parapet.

The solar panels will have black frames and the racking system is currently shown as bare metal. It is staff's recommendation that the Hillside Committee address the bare metal framing and stipulate that the framing be black. It also appears that the existing flat roof color does not meet the maximum LRV of 38. The Hillside Committee may want to address this issue.

The solar system inverters will be located inside the garage. The photovoltaic meter and electrical disconnects will be placed on the side of the house. The photovoltaic meter is shown to be painted the same color as the house. It is staff's recommendation that the Hillside Committee stipulate that the electrical disconnects be painted the same color as the house. The plans show the proposed color as adobe with a LRV of 50 which exceeds the maximum LRV of 38. The Hillside Committee may treat the electrical equipment as accents.

The table below lists the pertinent development information:

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	27,394 Sq Ft
Area Under Roof	Unchanged
Floor Area Ratio	Unchanged
Building Site Slope	Unchanged
Allowable Disturbed Area (%)	Unchanged
Allowable Disturbed Area (Sq Ft)	Unchanged

Existing Disturbed Area (Sq Ft)	Unchanged
Volume of Cut/Fill	0 Cubic Yards
Hillside Assurance	\$0
Number of Retaining Walls	Unchanged
Length of Retaining Walls	Unchanged
Maximum Building Height	Unchanged
Overall Height	Unchanged

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

1. The racking system for the solar panels/arrays shall be painted black.
2. The electrical disconnects shall be painted the same color as the house.
3. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to Hillside Drive and shall be managed and enforced by the construction manager. No construction materials will be allowed to be stored on the Town's right-of-way.
4. 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.
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.