



Legislation Text

File #: 18-115, **Version:** 1

TO: Hillside Building Committee

DATE: March 14, 2018

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

SUBJECT: **Combined Review for Foster Residence: 5921 E. Cheney Drive. Application for roof mounted solar panels.**

The owner of the property located at 5921 E. Cheney Drive Drive submitted an application to add roof mounted solar panels on top of the house.

Solar Panels

The home was constructed in 2006 and the applicant is proposing to add 24 solar panel modules on 2 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 racking system.

The solar system inverters will be located inside the garage. The photovoltaic meter and electrical disconnect will be placed on the north side of the garage. The photovoltaic meter is shown to be painted the same color as the house.

The table below lists the pertinent development information:

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	44,108 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
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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 Cheney 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.
2. 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.
3. 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.