



905 Columbus Street
Waiver Application
Meeting Supplement

Supplement Page 1:

Feedback from BOA and RDCC Liasons

Information from Consultation with BoA Liaison:

- The purview of the RDCC is pre- and post- construction (vs. just for the design phase)
- The BoA prefers not to rule on FAR cases that are within the RDCC purview of 25%

Information from Consultation with RDCC Liaison:

- The addition of the square footage for area >15ft ceilings would still leave this case within the RDCC purview of 25% increase in FAR

Supplement Page 2:

Updated FAR Calculations

During the November 5, 2014 RDCC Meeting, the RDCC informed us that the **FAR should be based on the new code** (vs. the existing code from the date of construction); therefore we are asking for a waiver for **5.4 percentage points over the allowable FAR for our lot***

*** note: given our lot size (<5,750), FAR up 2,300 sqft /41.8% was permissible at time of construction**

Area	Original Structure				Existing Structure (w/ conversion of carport)			
	Exemption	Structure	GFA (Orig. Code)	GFA (New Code)	Exemption	Structure	GFA (Orig. Code)	GFA (New Code)
1 st Floor	-	1,355	1,355	1,355	-	1,355	1,355	1,355
2 nd Floor	-	845	845	845	-	845	845	845
Garage (Att)	-	0	0	0	200	440	240	240
Garage (Det)	-	0	0	0	-	0	0	0
Carport (Att)	440	440	0	0	-	0	0	0
Carport (Det)	-	0	0	0	-	0	0	0
Acc. Buildings	-	0	0	0	-	0	0	0
Cielings > 15ft	-	158	N/A	158	-	158	N/A	158
Total Gross Floor Area:			2,200	2,358			2,440	2,598
Total FAR (vs. 5,500 sqft)			40.0%*	42.8%			44.4%	47.2%
Variance Request (vs. 41.8%)							2.6%	5.4%

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Safety Concerns & Alternative

- Crime within 1000ft has doubled, neighbors have seen theft/auto damage, and the BNCA has informed us that police presence during events will reduce/be replaced

Crime within 1000 ft.	Feb13-Aug13	Aug13-Feb14	Change
Auto Theft	1	2	2X
Burglary – Resident / Shed	2	5	2.5X
Burglary - Vehicle	4	7	1.75X

- If the RDCC denies the waiver, a **free-standing ornamental fence*** not attached to and **adjacent** to the carport of up to 7 ft would replace the garage door and side wall (which cannot be seen from the street due to the fence gate)



- Since we are below on impervious cover, we could also add a storage shed on a slab

* Ornamental fence defined as one with an open design that has a ratio of solid material to open space of not more than one to four

Supplement Page 4:

Conclusion

While we understand the commission's concerns of precedence, we ask you to consider our case on its specific merits and facts:

- This is not a case where we tried to maximize FAR: we could have build a 10x10 additional bedroom at the time of construction.
- We did not maximize impervious cover
- We did not take the full carport exemption
- The BNCA did not pass a vote to oppose this waiver
- We have the support of all of our 22 immediately adjacent neighbors, including people who have lived in the neighborhood since the 40s, 50s, 60s, 70s, 80s and 90s.
- We have support of a total of 52 neighbors from around the area from Mary street to Retama – covering miles of Bouldin Creek and 3 times the general voting population of the BNCA the majority of whom we did know prior to this process
- 10 of 13 homes in our immediate area have enclosed garages – 9 of which are double garage doors (even those built in the 60s and 70s); no homes in our area have fenced-in car ports