

project Name:
Rosedale Duplexes

Date:
13 July 2015

Image Name:
Vicinity Map



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Rosedale Duplexes

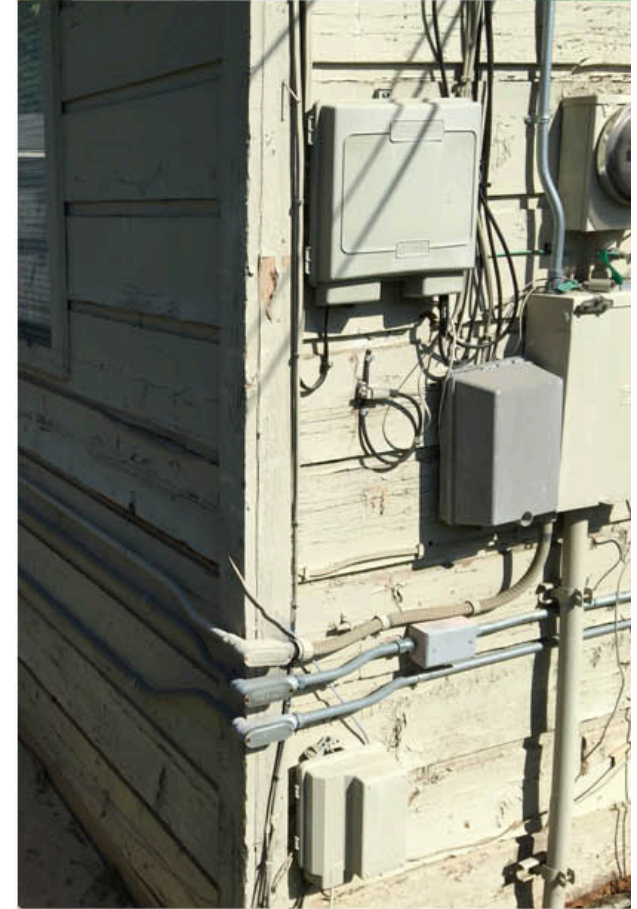
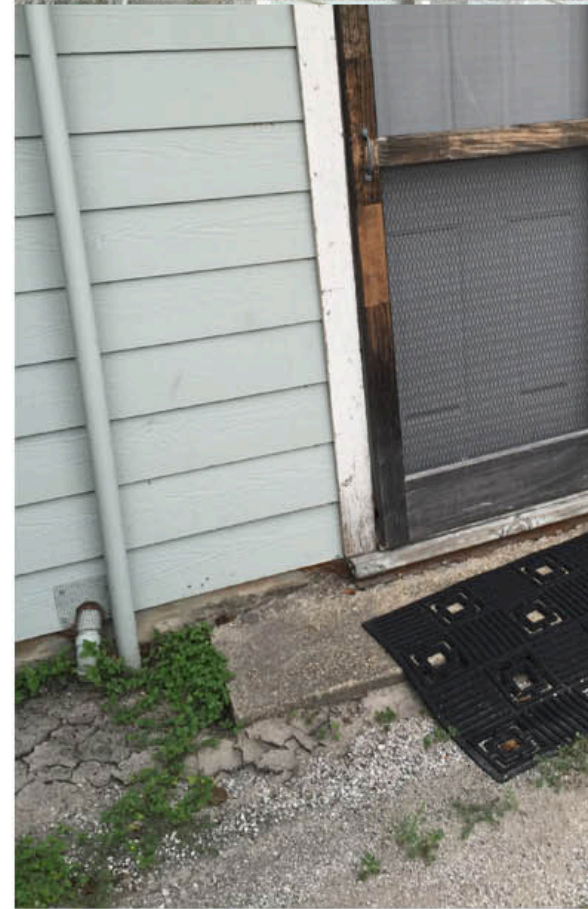
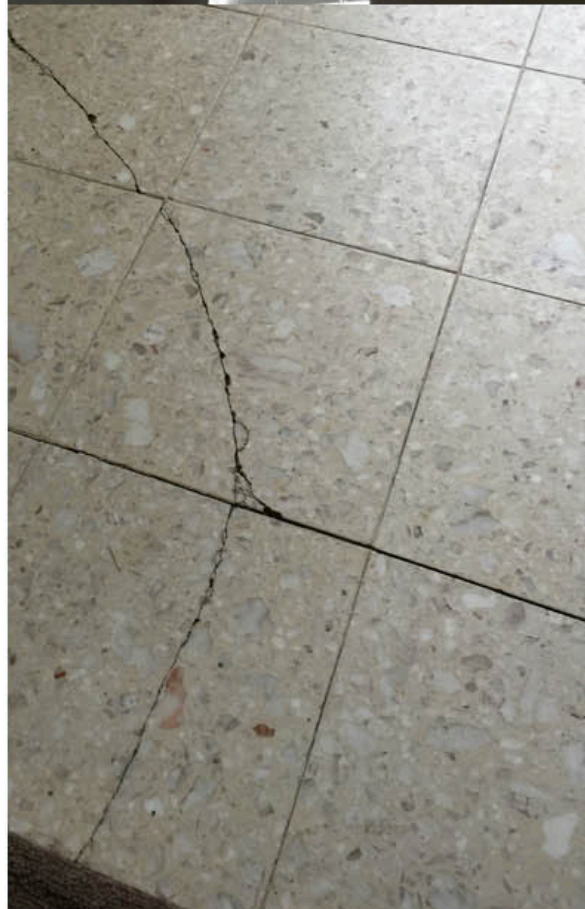
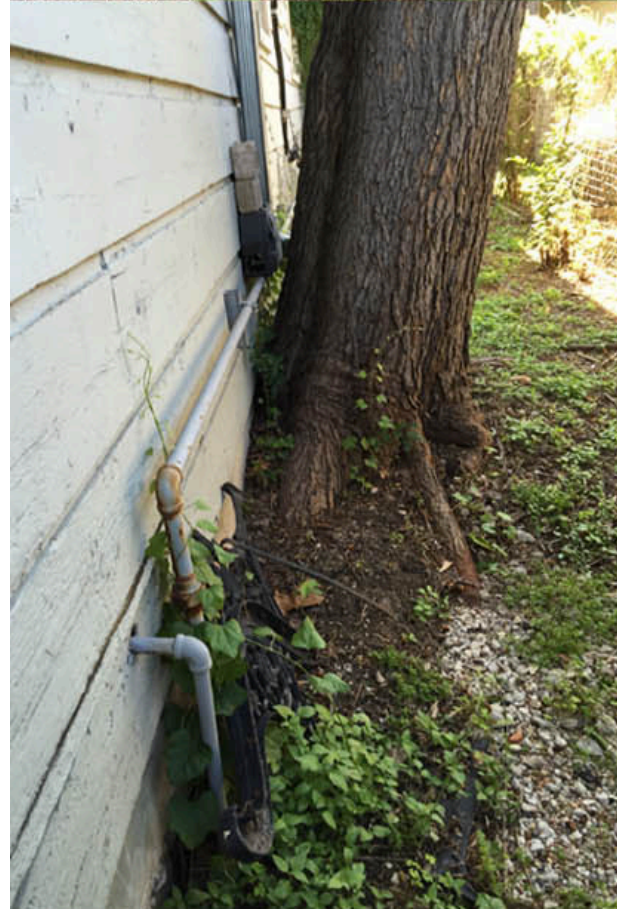
Date:
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Image Name:
Existing Duplexes



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Foundation Instability and Structural Integrity

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Plumbing Code Compliance

Image Name:
Dilapidated Structures

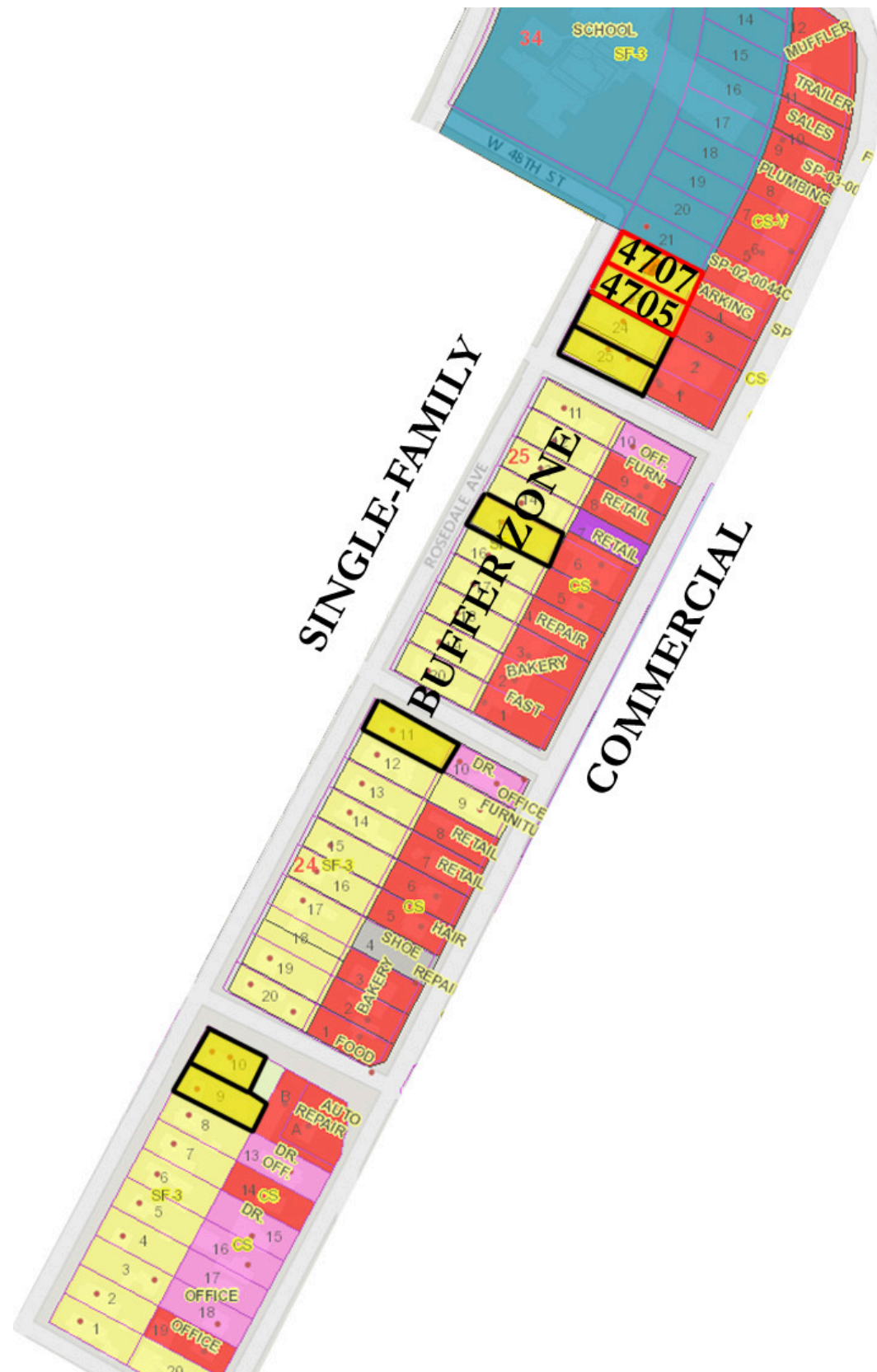
Electrical Code Compliance

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NOT A PRECEDENT:

34 Lots in the original neighborhood “buffer zone” between single-family residential and the commercial corridor

Existing uses on lots less than 7000 sf:

26 Single-family Residential Use

8 Duplex Residential Use

Existing configuration of duplex use lots:

3 Duplexes separated by carport

All 3 of these lots are on same block and adjacent to each other - 4703, 4705, 4707 Rosedale Avenue

THESE LOTS ARE UNIQUE TO THE AREA.

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Unique to Area



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IMPERVIOUS COVER

SITE AREA:		6,762 SQ FT
ALLOWABLE BUILDING COVER:	(40.0%):	2,705 SQ FT
TOTAL EXISTING BUILDING COVER:	(32.7%):	2,085 SQ FT
ALLOWABLE IMPERVIOUS COVER:	(45.0%):	3,043 SQ FT
TOTAL EXISTING IMPERVIOUS COVER:	(54.6%):	3,695 SQ FT

BUILDING COVER BREAKDOWN:

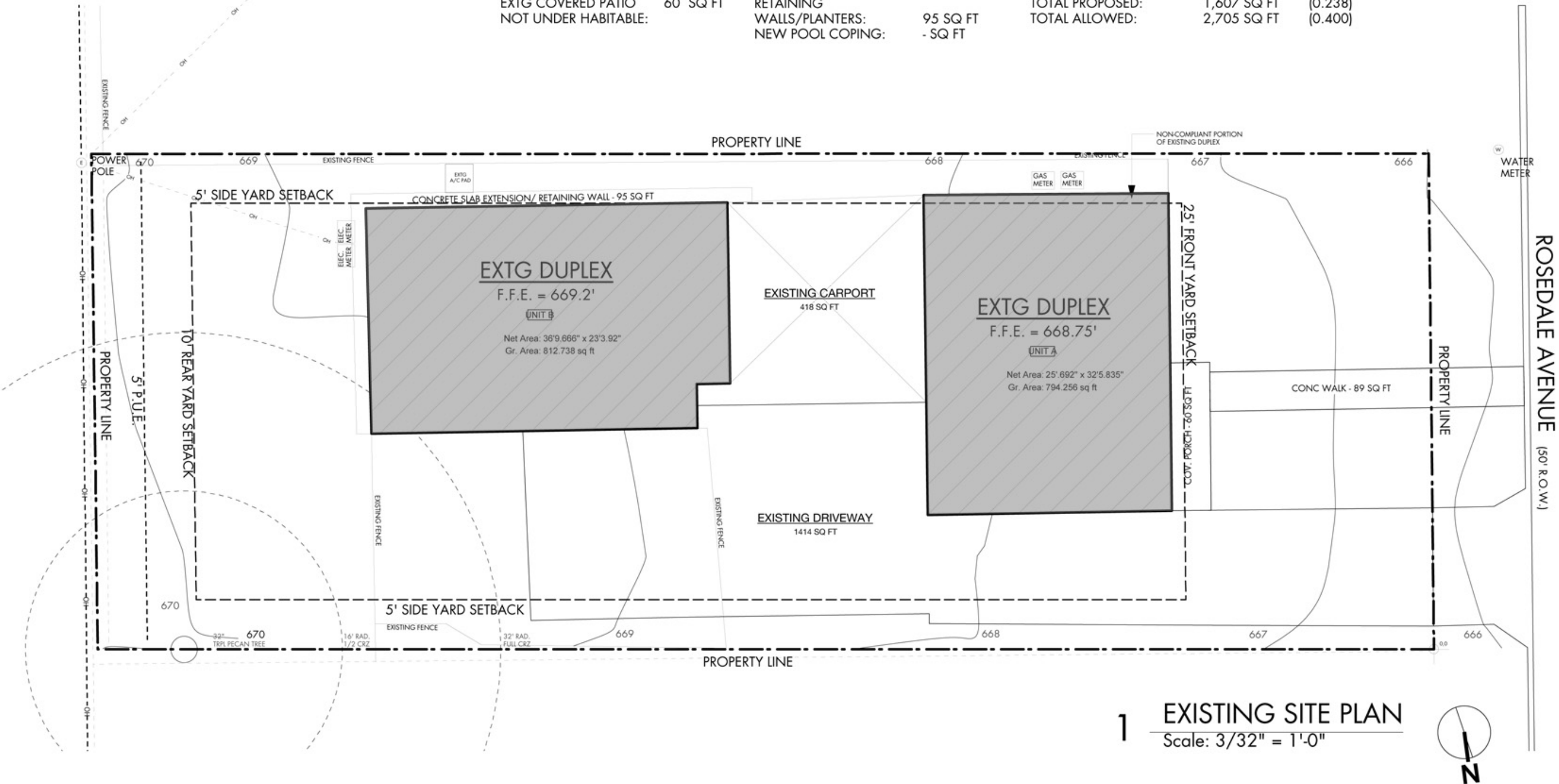
UNIT A (EXTG):	794 SQ FT
UNIT B (EXTG):	813 SQ FT
CARPORT:	418 SQ FT
EXTG COVERED PORCH (UNDER HABITABLE):	-- SQ FT
EXTG COVERED PATIO NOT UNDER HABITABLE:	60 SQ FT

SITE BREAKDOWN:

EXTG DRIVEWAY:	1414 SQ FT
EXTG SIDEWALK:	89 SQ FT
EXTG UNCOVERED PATIO:	- SQ FT
EXTG DECK @ 50%:	- SQ FT
AC PADS:	12 SQ FT
RETAINING WALLS/PLANTERS:	95 SQ FT
NEW POOL COPING:	- SQ FT

F.A.R. CALCULATIONS

UNIT A (EXTG):	794 SQ FT	
UNIT B (EXTG):	813 SQ FT	
PORCH:	(EXEMPTION) 60 SQ FT	(-60 SQ FT)
CARPORT:	(EXEMPTION) 418 SQ FT	(-418 SQ FT)
TOTAL PROPOSED:	1,607 SQ FT	(0.238)
TOTAL ALLOWED:	2,705 SQ FT	(0.400)



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Existing Site Plan



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IMPERVIOUS COVER

SITE AREA:	6,762 SQ FT
ALLOWABLE BUILDING COVER:	(40.0%): 2,705 SQ FT
TOTAL PROPOSED BUILDING COVER:	(35.5%): 2,400 SQ FT
GRANDFATHERED IMPERVIOUS COVER:	(54.6%): 3,695 SQ FT
TOTAL PROPOSED IMPERVIOUS COVER:	(51.9%): 3,508 SQ FT

BUILDING COVER BREAKDOWN:

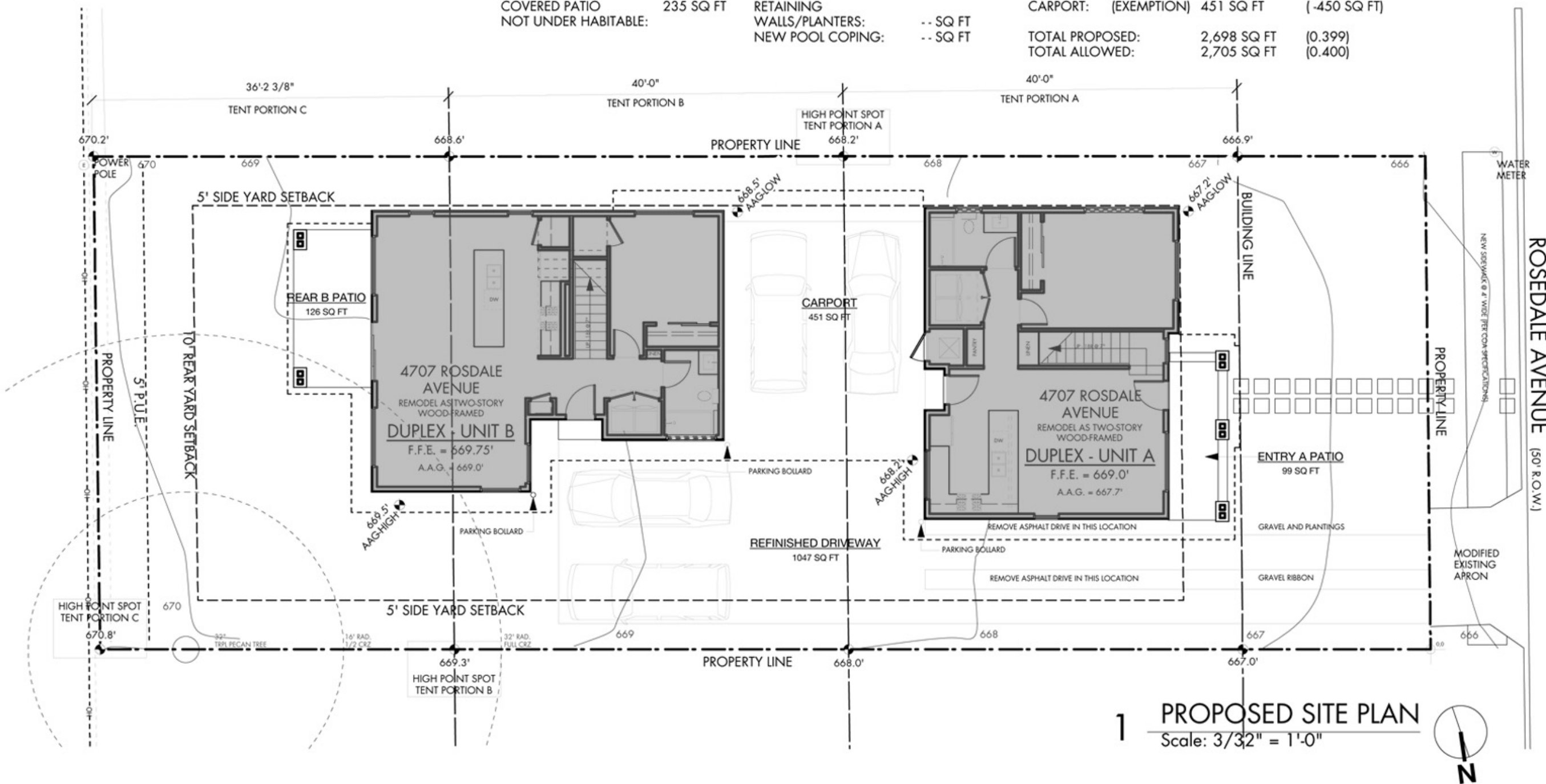
UNIT A (REMODELED):	796 SQ FT
UNIT B (REMODELED):	910 SQ FT
CARPORT (MODIFIED):	451 SQ FT
COVERED PORCH (UNDER HABITABLE):	8 SQ FT
COVERED PATIO NOT UNDER HABITABLE:	235 SQ FT

SITE BREAKDOWN:

MODIFIED DRIVEWAY:	1,047 SQ FT
NEW SIDEWALK/PAVERS:	43 SQ FT
NEW UNCOVERED PATIO:	-- SQ FT
NEW DECK @ 50%:	-- SQ FT
AC PADS:	18 SQ FT
RETAINING WALLS/PLANTERS:	-- SQ FT
NEW POOL COPING:	-- SQ FT

F.A.R. CALCULATIONS

UNIT A (LOWER):	773 SQ FT	(REMOVES UNDER STAIR -7'0")
UNIT A (UPPER):	561 SQ FT	
UNIT B (LOWER):	881 SQ FT	(REMOVES UNDER STAIR -7'0")
UNIT B (UPPER):	482 SQ FT	
PORCH: (EXEMPTION)	8 SQ FT	(-8 SQ FT)
CARPORT: (EXEMPTION)	451 SQ FT	(-450 SQ FT)
TOTAL PROPOSED:	2,698 SQ FT	(0.399)
TOTAL ALLOWED:	2,705 SQ FT	(0.400)



1 PROPOSED SITE PLAN
Scale: 3/32" = 1'-0"

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Proposed Site Plan



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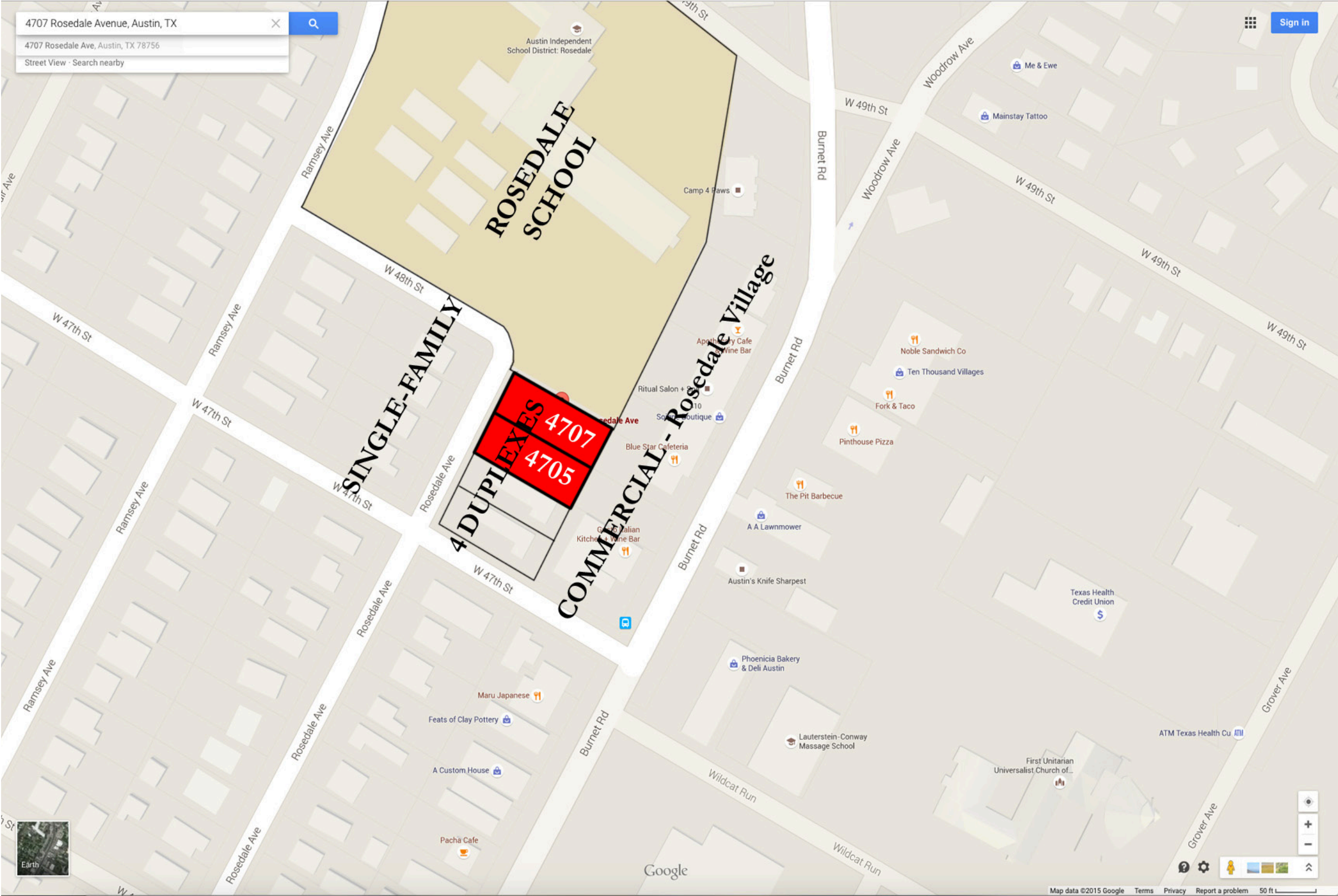
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Image Name:
 Proposed Duplexes - Rendering



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4705 & 4707 Rosedale Ave
Diane & Jim Howard

BOARD OF ADJUSTMENT

Design Intent:
To rebuild the existing duplexes in their
current lot layout.

- Asking Variances for:
1. Rebuild duplexes on lot smaller than 7000 sf
 2. Keep impervious cover ratio of existing which is currently over 45% max
 3. Keep existing building layout with carport between buildings

- Doing in New Design:
- We are keeping original intent for neighborhood
 - We are rebuilding the delapidated existing duplexes
 - We are keeping the single-family scale from street
 - We are bringing the duplexes out of the setbacks
 - We are addressing foundation and structural instability issues
 - We are complying with McMansion Ordinance
 - We are updating and bringing the existing duplexes into compliance with Electrical, Plumbing and Fire Codes

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Variance Requests



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