

3701 ROBBINS RD  
#C15-2022-0021

BOA VARIANCE REQUEST  
PRESENTATION

MARCH 14, 2022

# 3701 ROBBINS ROAD

Case #C15-2022-0021

**Bhavani Singal**

Principal Architect  
Workshop No. 5



## REQUESTS

1. A variance to decrease the front yard setback from 40' to 15'.
2. A variance to increase the maximum impervious coverage requirement for portions of the site with slopes of 0-15% from 35% to 48%.
3. A variance to increase the maximum impervious coverage requirement for portions of the site with slopes of 26-35% from 5% to 14%.

## COVER PAGE

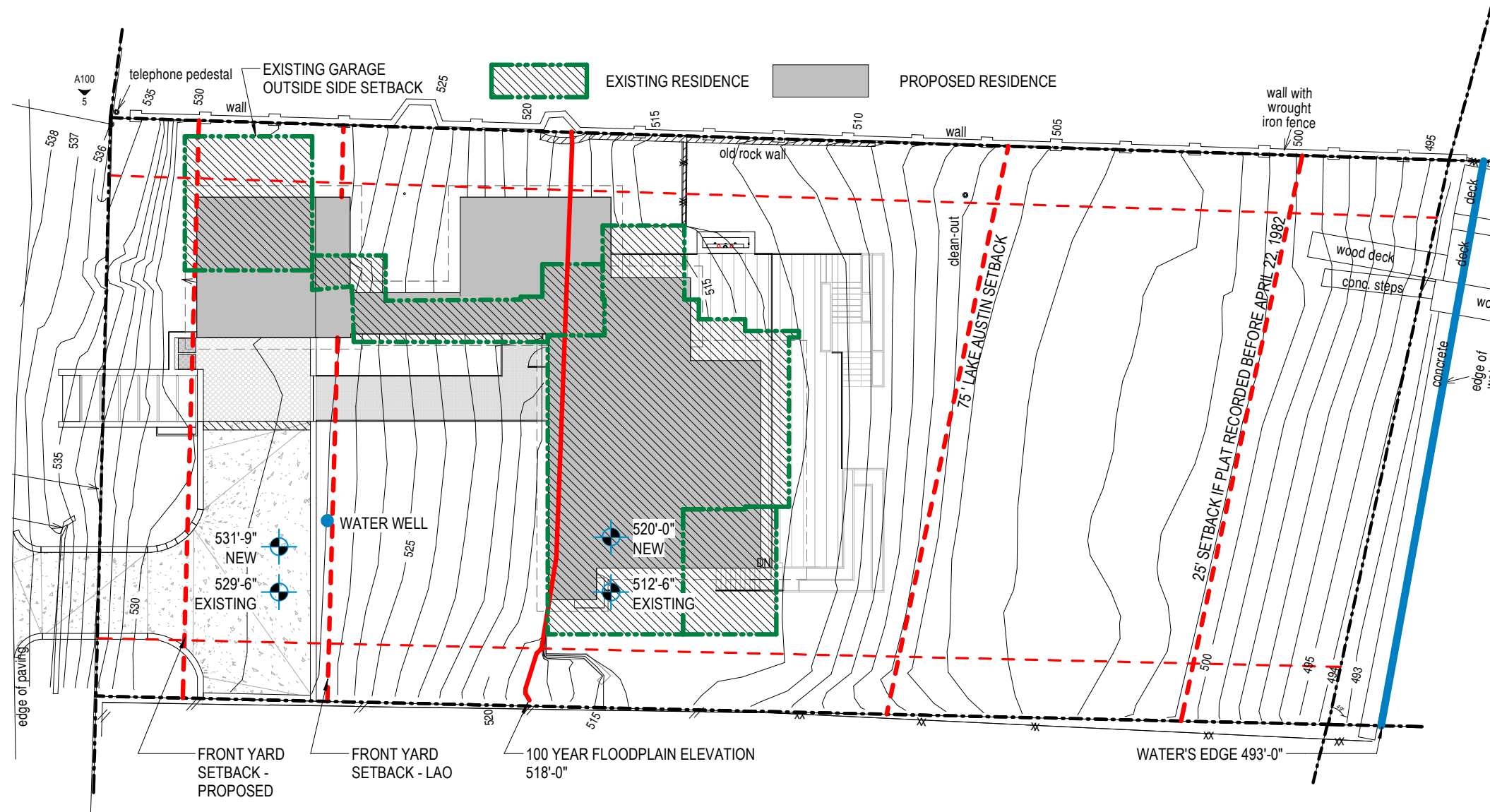


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# E-2/2-PRESENTATION



## SITE CONSTRAINTS

1. There is a 45' change in level from the street to the water's edge.
2. Existing house is in the 100-year floodplain. Proposed house is lifted 7'-6" above existing slab to allow a 2' freeboard. This pushes the entry level up 2'-3" above the existing garage level.
3. The aging clients require a smooth, no-step access from the garage to the main living areas, necessitating an enclosed "bridge".
4. The existing garage is located at a natural flat spot on the lot. Moving the garage behind the 40' setback would increase the length, steepness, and impervious cover of the driveway approach.
5. The existing driveway is narrow and dangerously steep. Reconfiguring the driveway and turnaround will increase the safety of the homeowner and their visitors.
6. An existing water well constrains building placement.

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## EXISTING CONDITIONS & DESIGN CONSTRAINTS



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## E-2/3-PRESENTATION

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EXISTING CONDITIONS



EXISTING GARAGE IS OUTSIDE THE SIDEYARD SETBACK



EXISTING SLAB IS 5'-6" BELOW THE 100-YEAR FLOODPLAIN LEVEL



EXISTING ACCESS FROM GARAGE IS STEEPLY SLOPED WITH NO RAILING



EXISTING DRIVEWAY IS NARROW AND DANGEROUSLY STEEP



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# E-2/4-PRESENTATION

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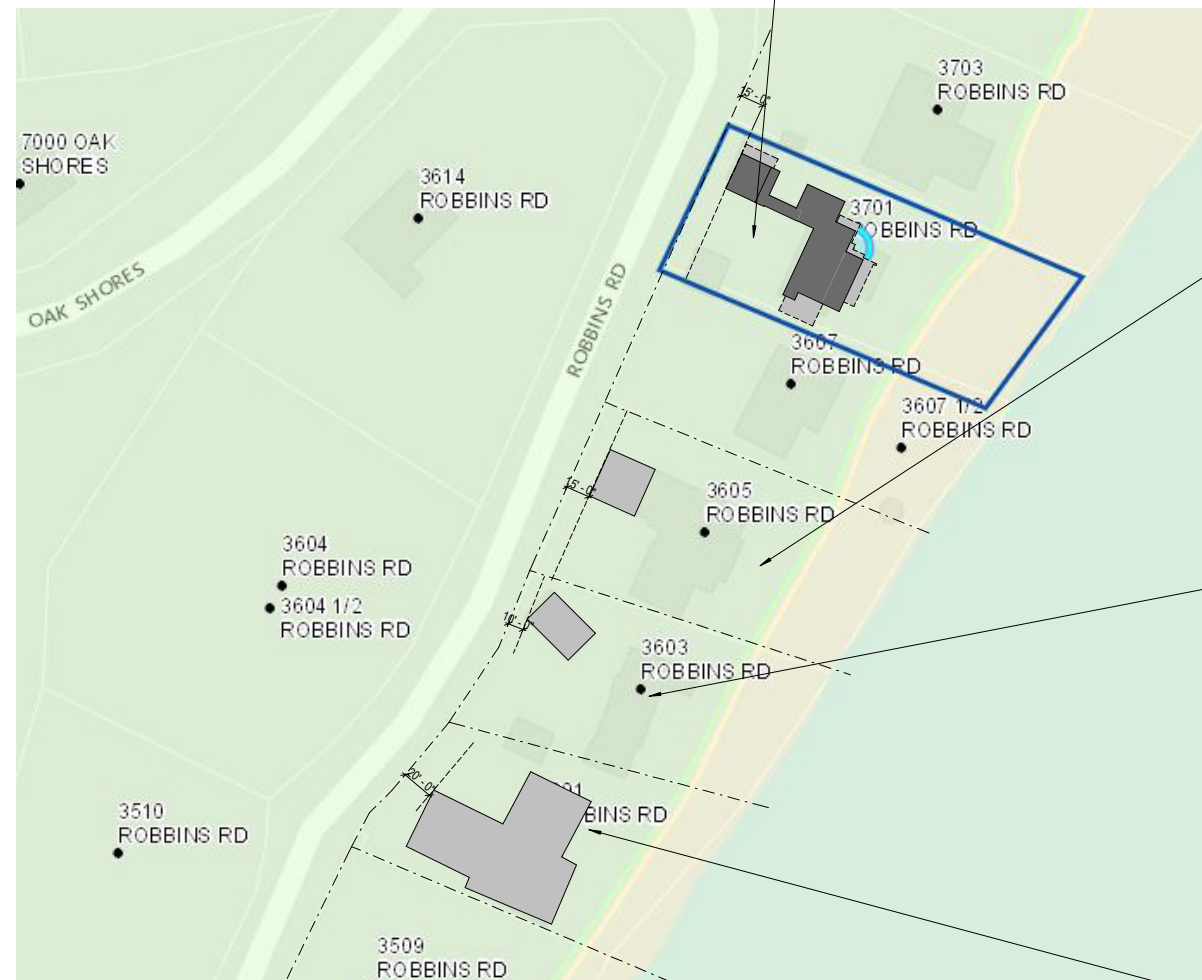
BOA VARIANCE REQUEST  
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■ PROPOSED BUILDING  
■ EXISTING BUILDING

15' - CURRENT BUILDING SETBACK FROM PROPERTY LINE  
15' - PROPOSED BUILDING SETBACK FROM PROPERTY LINE



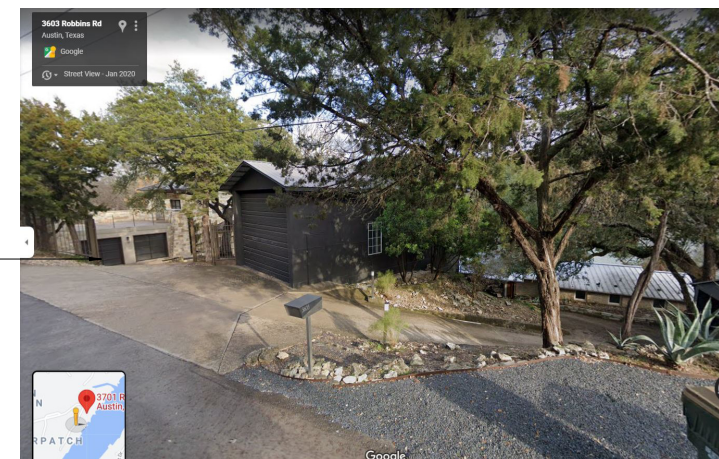
3605 ROBBINS RD  
15' - BUILDING  
SETBACK FROM  
PROPERTY LINE

3603 ROBBINS RD  
10' - BUILDING  
SETBACK FROM  
PROPERTY LINE

3601 ROBBINS RD  
20' - BUILDING  
SETBACK FROM  
PROPERTY LINE



GARAGE WALL BELOW



NOTE: APPROX PROPERTY LINE ASSUMED FROM  
POWER LINES ABOVE

NEIGHBORHOOD  
SETBACK  
EXHIBIT



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## E-2/5-PRESENTATION

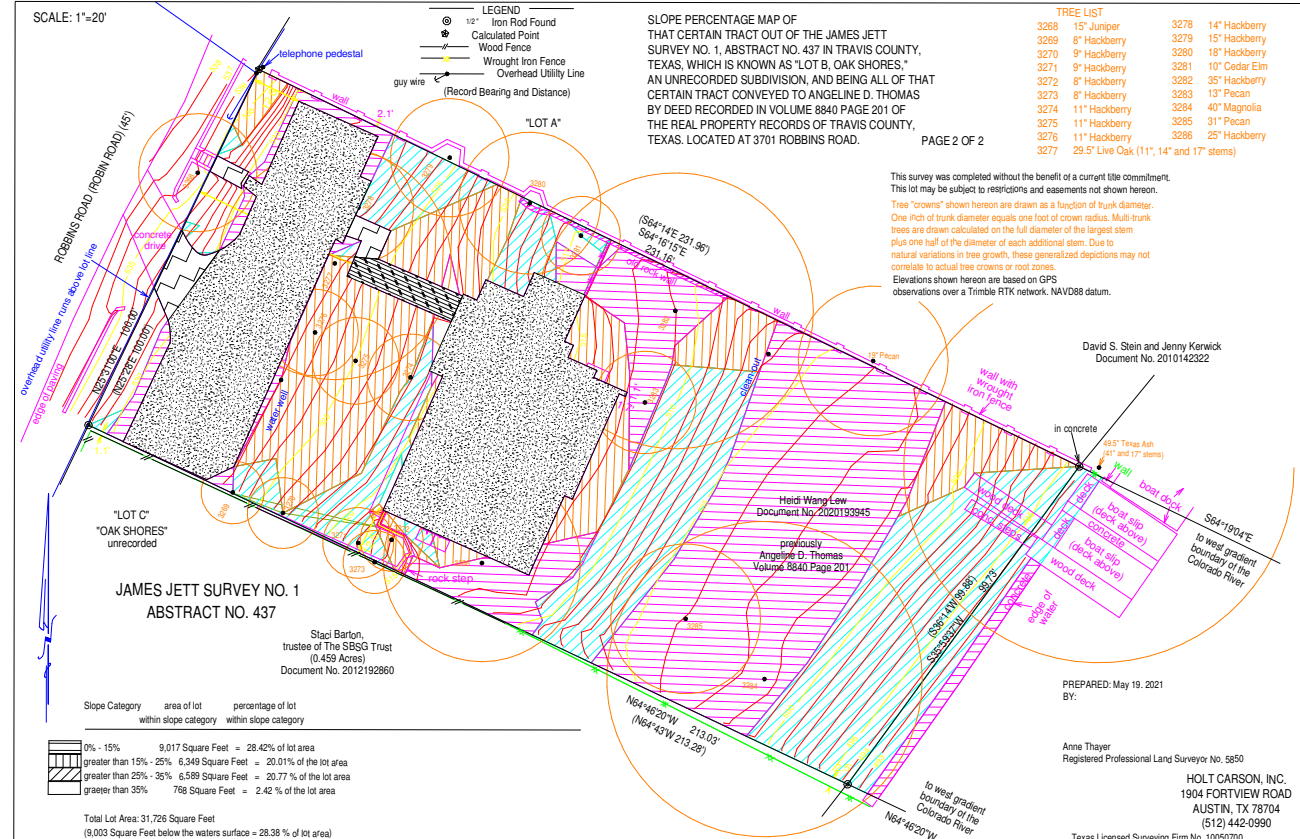
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## BOA VARIANCE REQUEST PRESENTATION

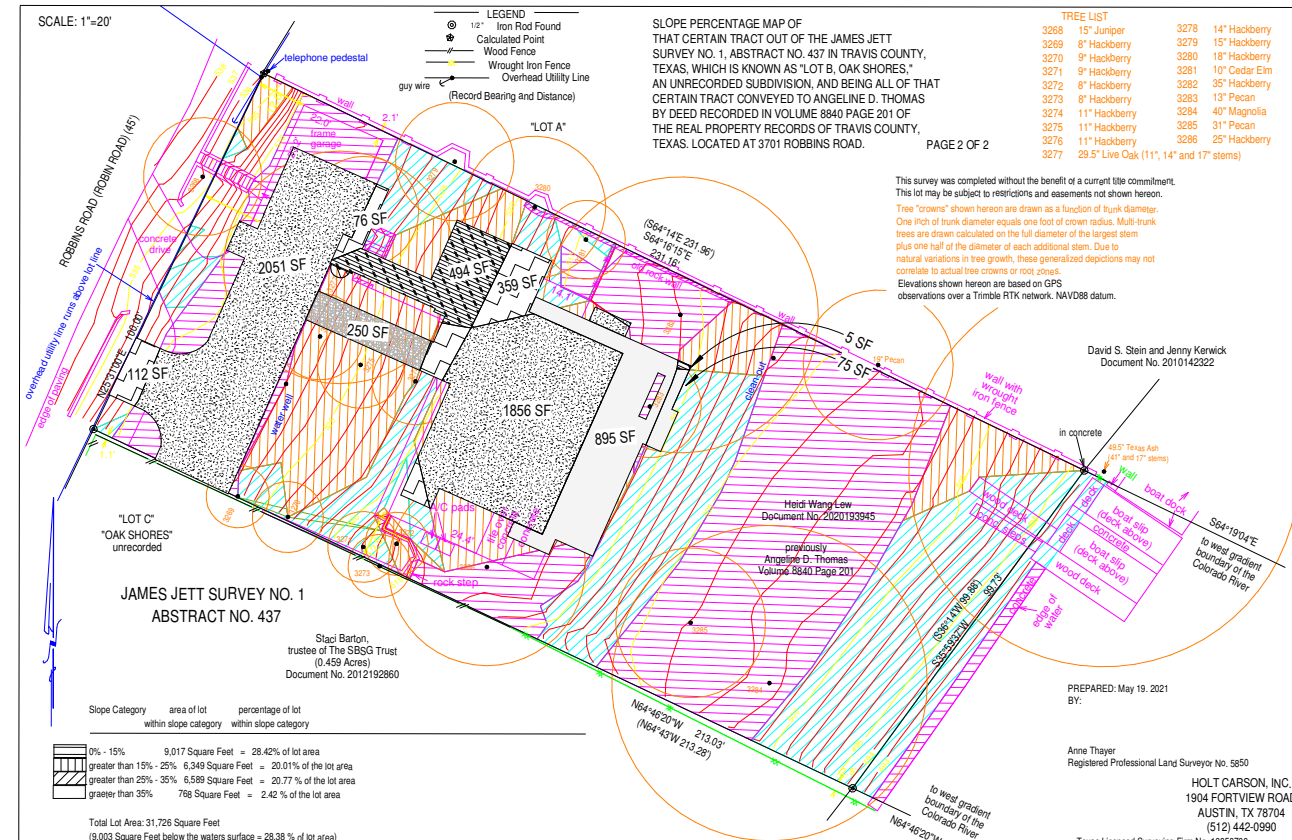
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1. For portions of the site with slopes of 0-15% from 35% to 48%, proposed coverage is 48% while existing coverage is 58%.
2. For portions of the site with slopes of 26-35% from 5% to 14%, proposed coverage is 14% while existing coverage is 4%.
3. Total impervious coverage will increase by only 225 SF.

## IMPERVIOUS COVER EXHIBIT



**SLOPE MAP- EXISTING  
IMPERVIOUS COVER**



### SLOPE MAP- PROPOSED IMPERVIOUS COVER

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**PROPOSED  
DEVELOPMENT  
RENDERINGS**

**STREET VIEW**

**ADJUSTED DRIVEWAY APPROACH  
REDUCES DANGEROUS SLOPE**



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PROPOSED  
DEVELOPMENT  
RENDERINGS

SIDE VIEW



PROPOSED RESIDENCE BALANCES THE REQUIREMENTS OF THE  
FLOODPLAIN WITH ACCESS TO THE STREET AND THE WATER'S EDGE



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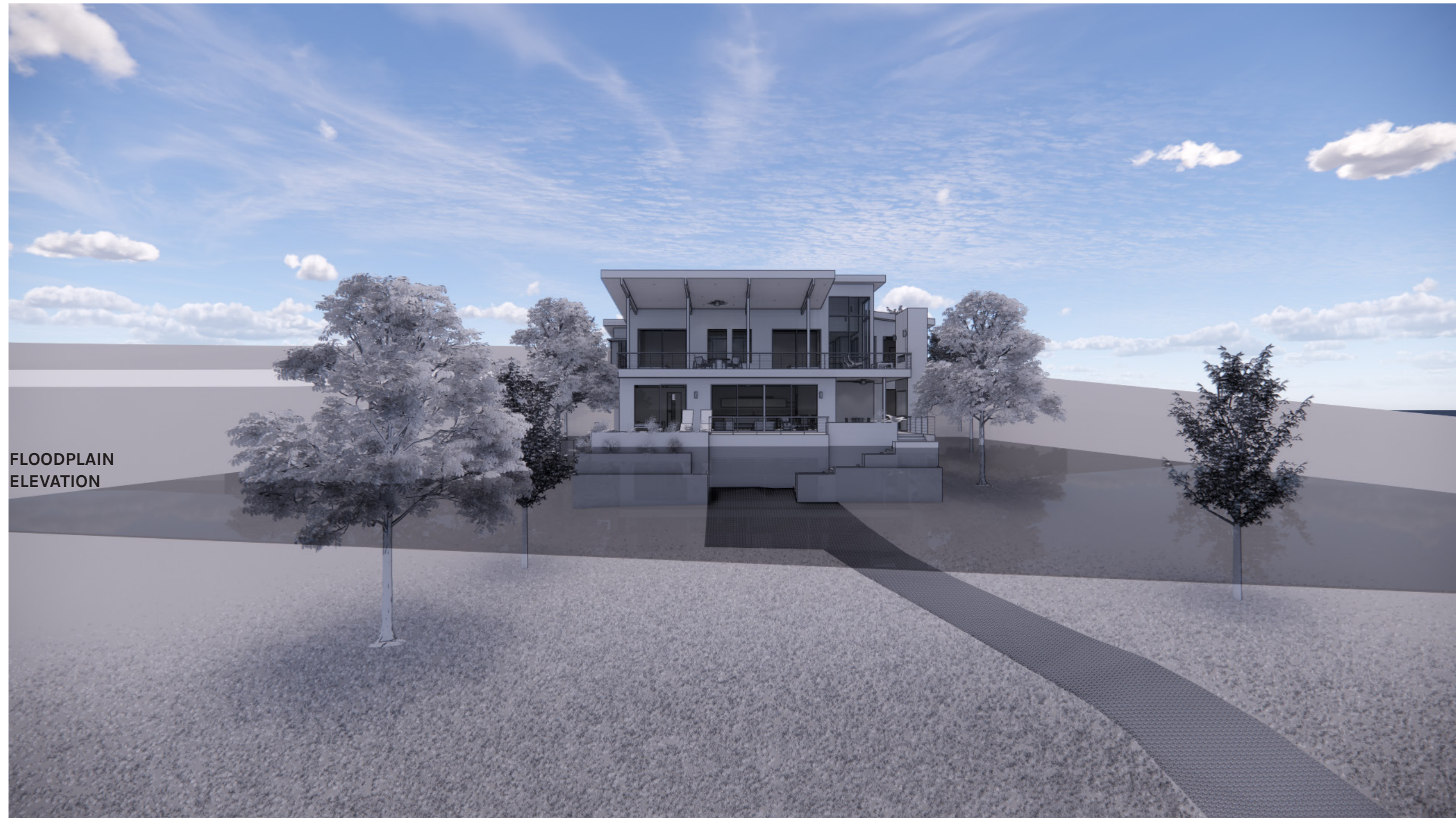
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PROPOSED  
DEVELOPMENT  
RENDERINGS

LAKE VIEW



FLOODPLAIN  
ELEVATION

PROPOSED RESIDENCE LOCATED IN THE SAME LOCATION AS THE EXISTING RESIDENCE, BUT  
RAISED ABOVE FLOODPLAIN LEVEL, ENSURES GREATEST LEVEL OF ACCESSIBILITY AND SAFETY



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