

3701 ROBBINS RD
#C15-2022-0021

BOA VARIANCE REQUEST
PRESENTATION

APRIL 11, 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 45%.
3. A variance to increase the maximum impervious coverage requirement for portions of the site with slopes of 26-35% from 5% to 6%.

COVER PAGE

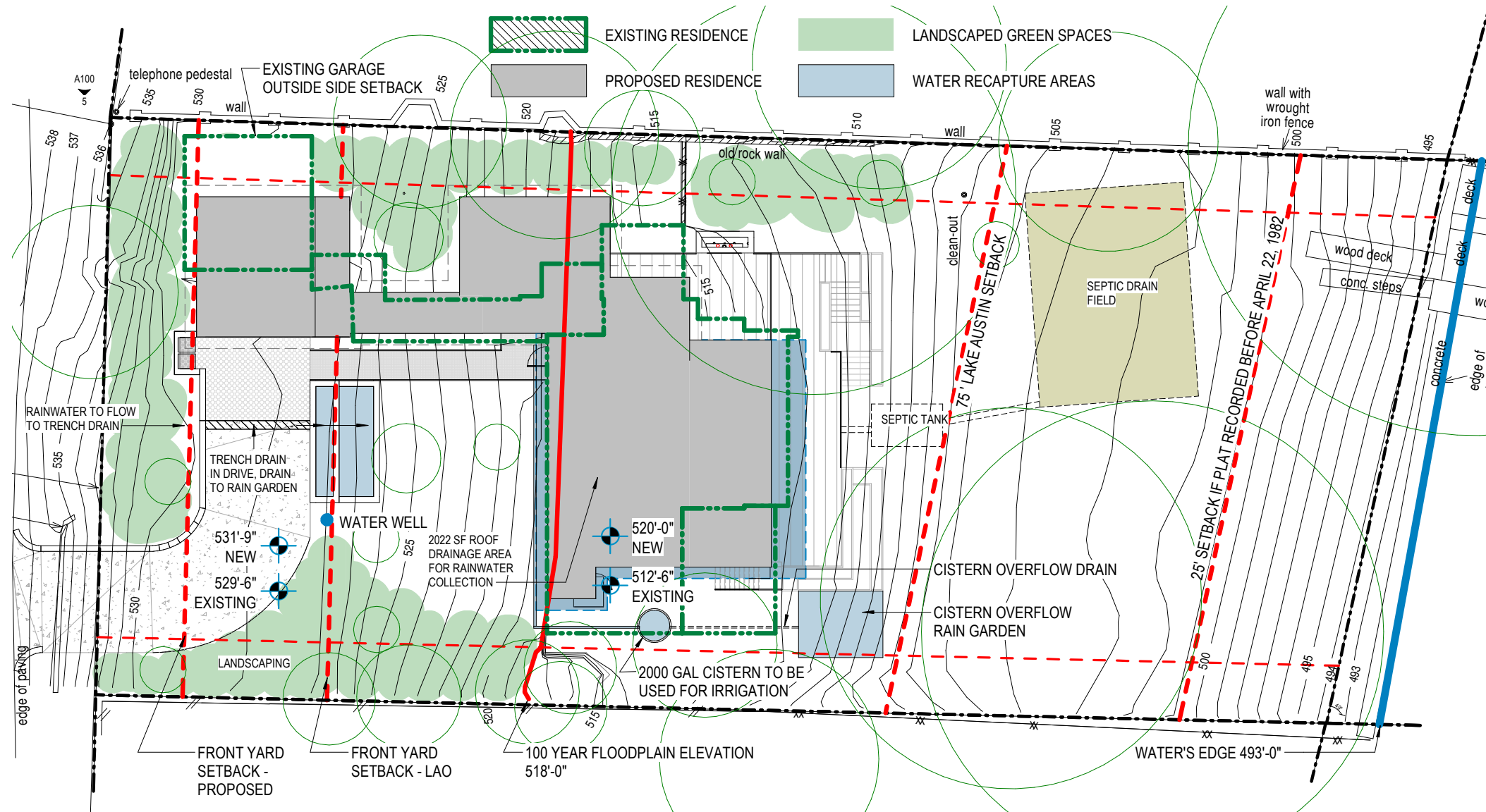


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E-6/2-PRESENTATION



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, dangerously steep, and placed immediately after a hairpin curve. Reconfiguring the driveway and moving it further from the bend in the road 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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Both connection points from the parking to the house are "floating" above grade.

FLOATING BRIDGES

The enclosed connection from the garage to the residence is a "floating bridge", allowing water to flow beneath. The walkway from the driveway to the front door is floating, and constructed of metal grate material, as shown below, to allow water to pass through to the ground below.



The metal grate walkway from the driveway to the front door.

FLOATING BRIDGES



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| TOTAL LOT SQUARE FOOTAGES PER SLOPE DESIGNATION | SLOPE | ALLOWED IMP COVER % | EXISTING IMP COVER % | EXISTING IMP COVER S.F. |
|---|--------|---------------------------|----------------------------|-------------------------------|
| 12106 | 0-15% | 35% | 45% | 5425.39 |
| 3648 | 16-25% | 10% | 6% | 201 |
| 6354 | 26-35% | 5% | 6% | 397 |
| 615 | 35% + | 0% | 11% | 66 |
| 22723 | | | | 6089.39 |

SLOPE MAP- EXISTING
IMPERVIOUS COVER



IMPERVIOUS COVER
EXHIBIT- EXISTING



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E-6/5-PRESENTATION

| TOTAL LOT SQUARE FOOTAGES PER SLOPE DESIGNATION | SLOPE | ALLOWED IMP COVER % | ALLOWED IMP COVER S.F. | PROPOSED IMP COVER % | PROPOSED IMP COVER TOTAL S.F. | EXCESS OVER ALLOWED S.F. | PRECEDENT @ 3605 ROBBINS APPROVED IMPERVIOUS VARIANCE |
|---|--------|---|------------------------------|----------------------------|-------------------------------------|-----------------------------|---|
| 12106 | 0-15% | 35% | 4237 | 36% | 4311.0 | 74 | 55.2% |
| 3648 | 16-25% | 10% | 364.8 | 21% | 761.5 | 396.7 | 25.2% |
| 6354 | 26-35% | 5% | 317.7 | 7% | 443.5 | 125.8 | 0.0% |
| 615 | 35% + | 0% | 0 | 21% | 129.0 | 129 | 33.7% |
| 22723 | | | | | 5645 | 725.5 | |
| | | | | | | | |
| | | 2,000 GALLON RAINWATER HARVESTING TANK PROPOSED | | | | | |
| | | EXCESS SQUARE FOOTAGE = 725.5 | | | | | |
| | | 725.5 X 2.6= 1886.3 | | | | | |

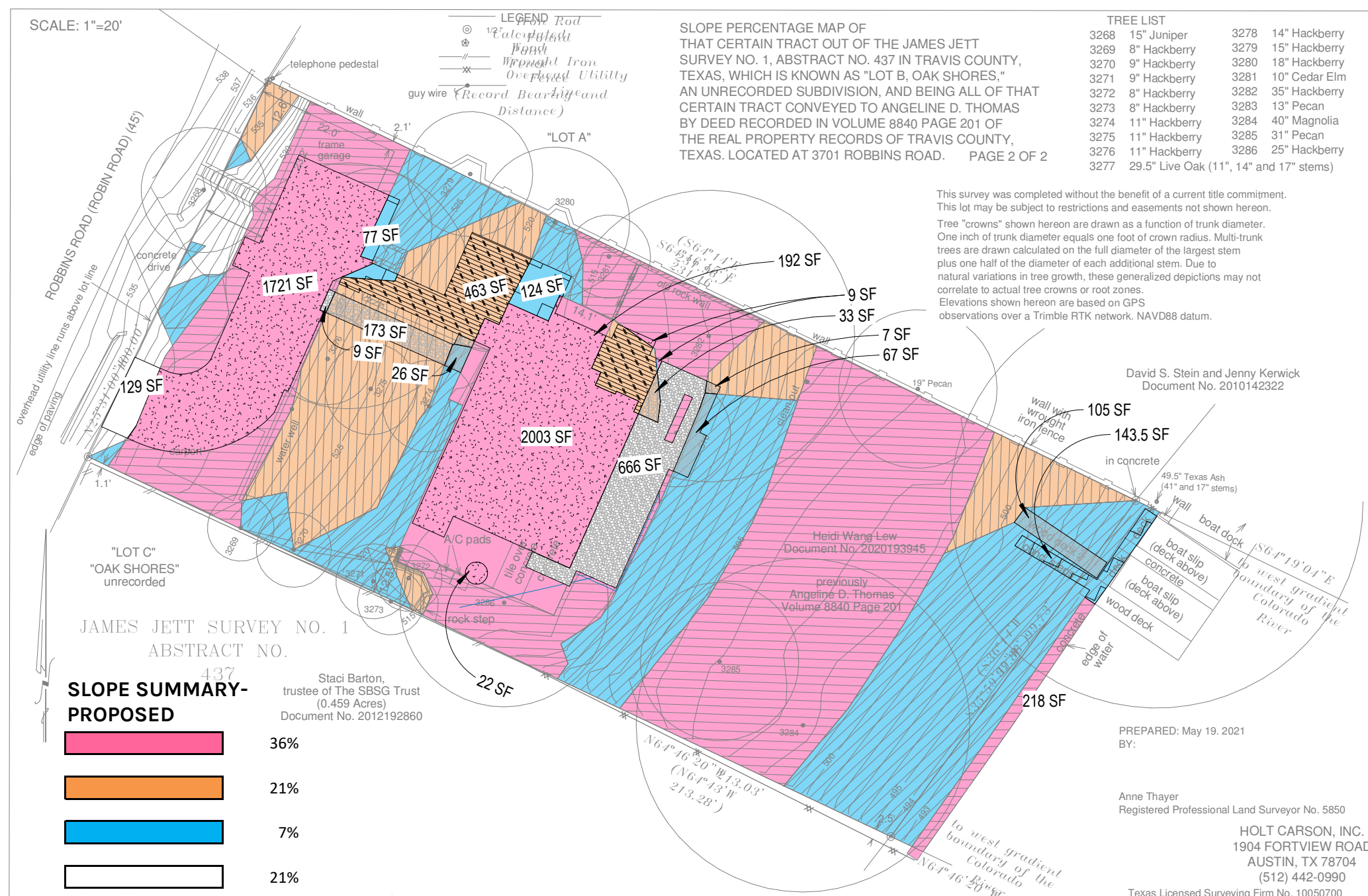
EXCESS SQUARE FOOTAGE BASED ON SLOPE
CALCULATIONS= 725.5.
A 2,000 GALLON RAINWATER HARVESTING TANK IS
PROPOSED TO MITIGATE.

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PRECEDENT AT 3605 ROBBINS ROAD WAS APPROVED FOR AN IMPERVIOUS COVERAGE VARIANCE WITH AN EXCESS OF 4,670 SF BASED ON SLOPE CALCULATIONS.



SLOPE MAP- PROPOSED IMPERVIOUS COVER

**IMPERVIOUS COVER
EXHIBIT**



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E-6/6-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-6/7-PRESENTATION

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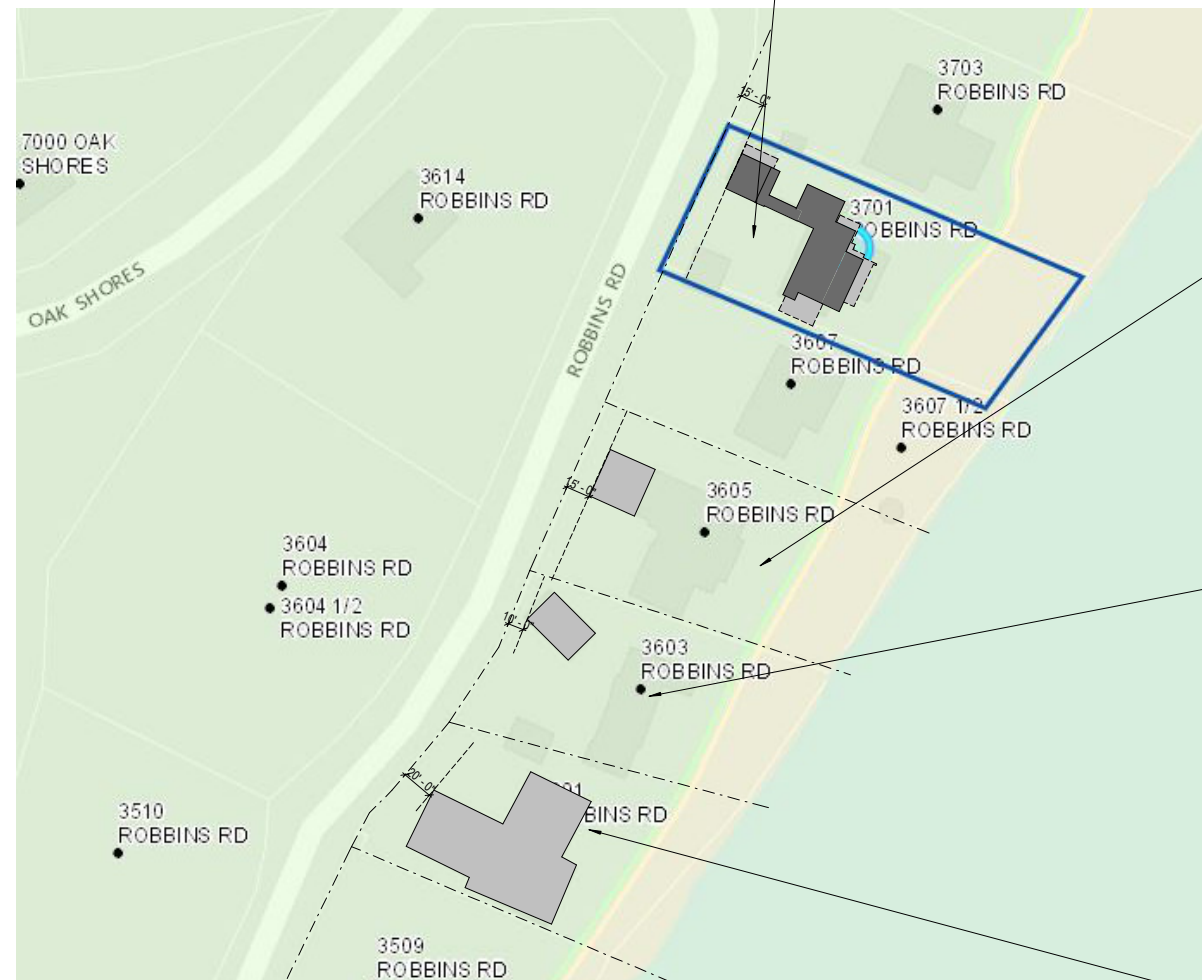
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■ PROPOSED BUILDING
■ EXISTING BUILDING

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

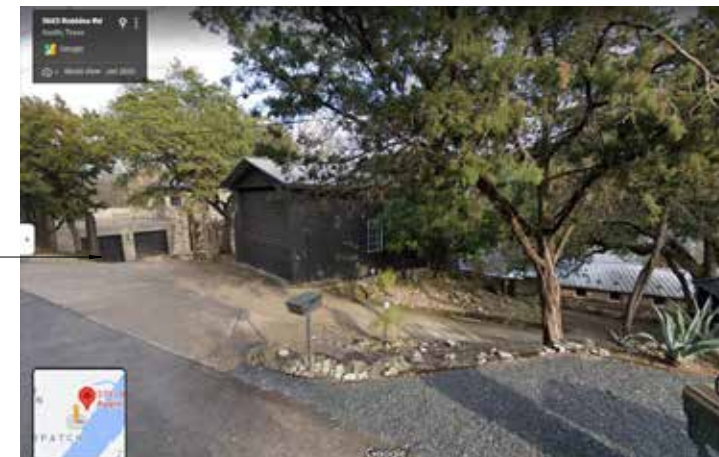
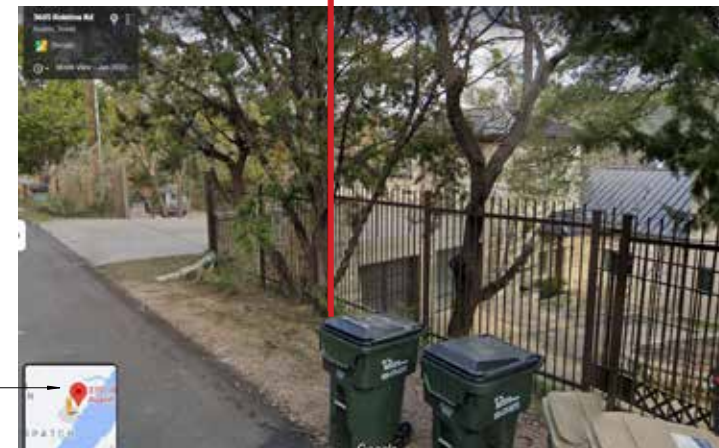


3605 ROBBINS RD
15' - BUILDING
SETBACK FROM
PROPERTY LINE

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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**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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