

## INTERDEPARTMENTAL COMMUNICATION

TO: Urban Design Committee  
DEPT:  
CC: file

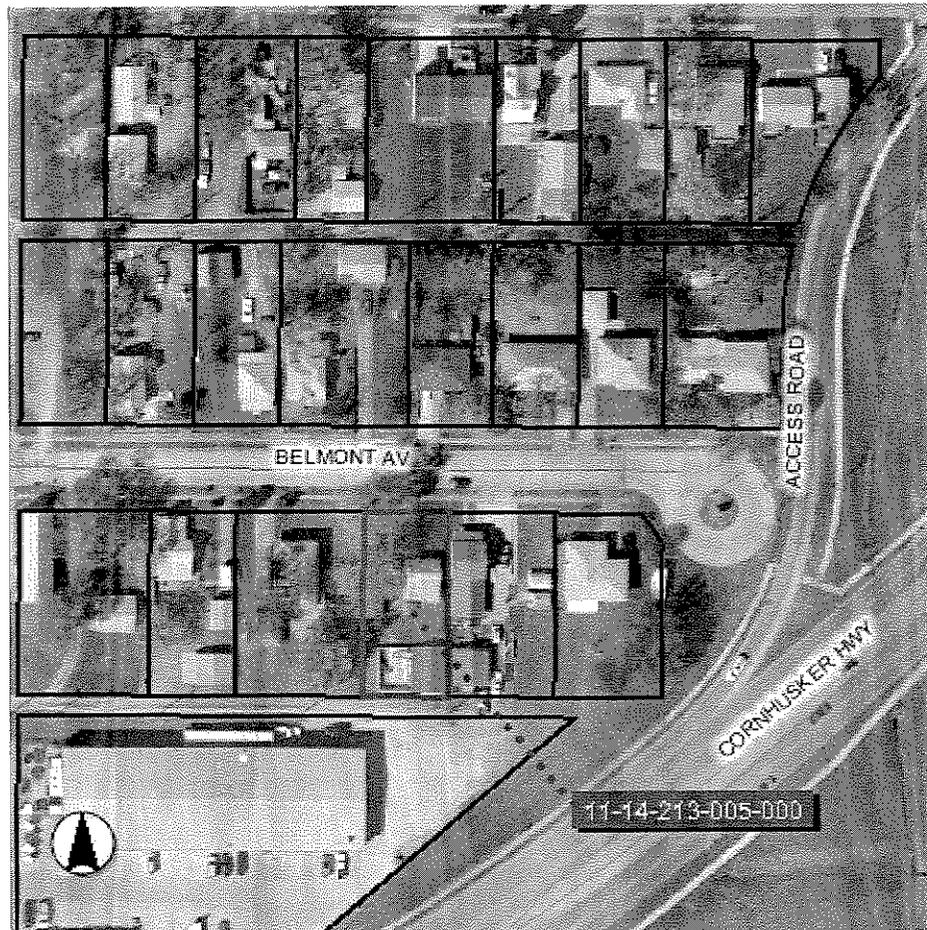
DATE: August 27, 2009

FROM: Ed Zimmer

DEPT: Planning

RE: Appeal of Neighborhood Design  
Standards decision of Planning  
Director, 1234 Belmont Ave.

In late June 2009, Planning Department received and reviewed plans for a new house at 1234 Belmont Avenue. The initial design (Figure 1a & 1b) was a split level house behind a projecting double garage. I explained to the applicant, Don Johnson, that the design did not meet the Neighborhood Design Standards since that configuration of garage did not appear on a majority of houses on the same and facing block. In fact, none of the neighboring houses have that type of garage.



Mr. Johnson submitted a new design in early August with the garage set back about 20 feet from the facade (Figure 2a and 2b). With a slight modification to present an entrance facing the street, the plans met Neighborhood Design Standards (Figure 2c).

Mr. Johnson stopped in this afternoon to explain that having demolished the house on the parcel in preparation for construction, it became apparent that the slope of the site, which falls off sharply from Belmont Avenue towards the alley, posed a problem with the approved design in that excessive fill was necessary under the garage. He offered a third plan (Figure 3a-3g) which is configured as a single story "ranch" house on the north (street) facade and a 2-story walk-out to the rear, with the garage positioned at the facade beside a porch under the main roof.

The proposal does not strictly conform to the garage configuration called for in this situation in the Neighborhood Design Standards:

*if there is no garage pattern shared by at least half of the residential properties on the same and facing block front, garages may be attached and face the street provided the garage portion of the building is set back from the main plane of the principal facade at least five feet.*

Several houses on the north side of Belmont Avenue have facade garages in a variety of locations.

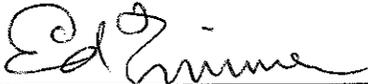


I discussed this matter with Planning Director Marvin Krout this afternoon. The property retains an older garage on the alley but Mr. Johnson feels that an attached garage is important to creating a desirable house in this setting. Also, the slope of the site places any rear garage one floor below the main living level.

Upon discussion, the Director and I agreed that an appeal to the Urban Design Committee is the best recourse for Mr. Johnson, especially since the Committee is meeting within the week. We feel that while his current (third) design does not meet one of the Neighborhood Design Standards, the Committee might find it comparable to several of the houses on this varied cul-de-sac block and therefore compatible with the overall setting. I will prepare a PowerPoint presentation on this matter for the Committee's meeting.

**Recommended Written Finding:**

*The proposed design for a single family house at 1243 Belmont Avenue meets the intent of the Neighborhood Design Standards to foster compatible infill construction, taking into account both the topography of the lot and the precedents offered by existing houses in its setting.*

A handwritten signature in cursive script that reads "Ed Zimmer". The signature is written in black ink and is positioned above a horizontal line.

Ed Zimmer, Planner

Figure la  
(denied)



FRONT ELEVATION

BELMONT STREET

60'

Figure 1b

R30-

7880

Don

Johnson

1243

Belmont

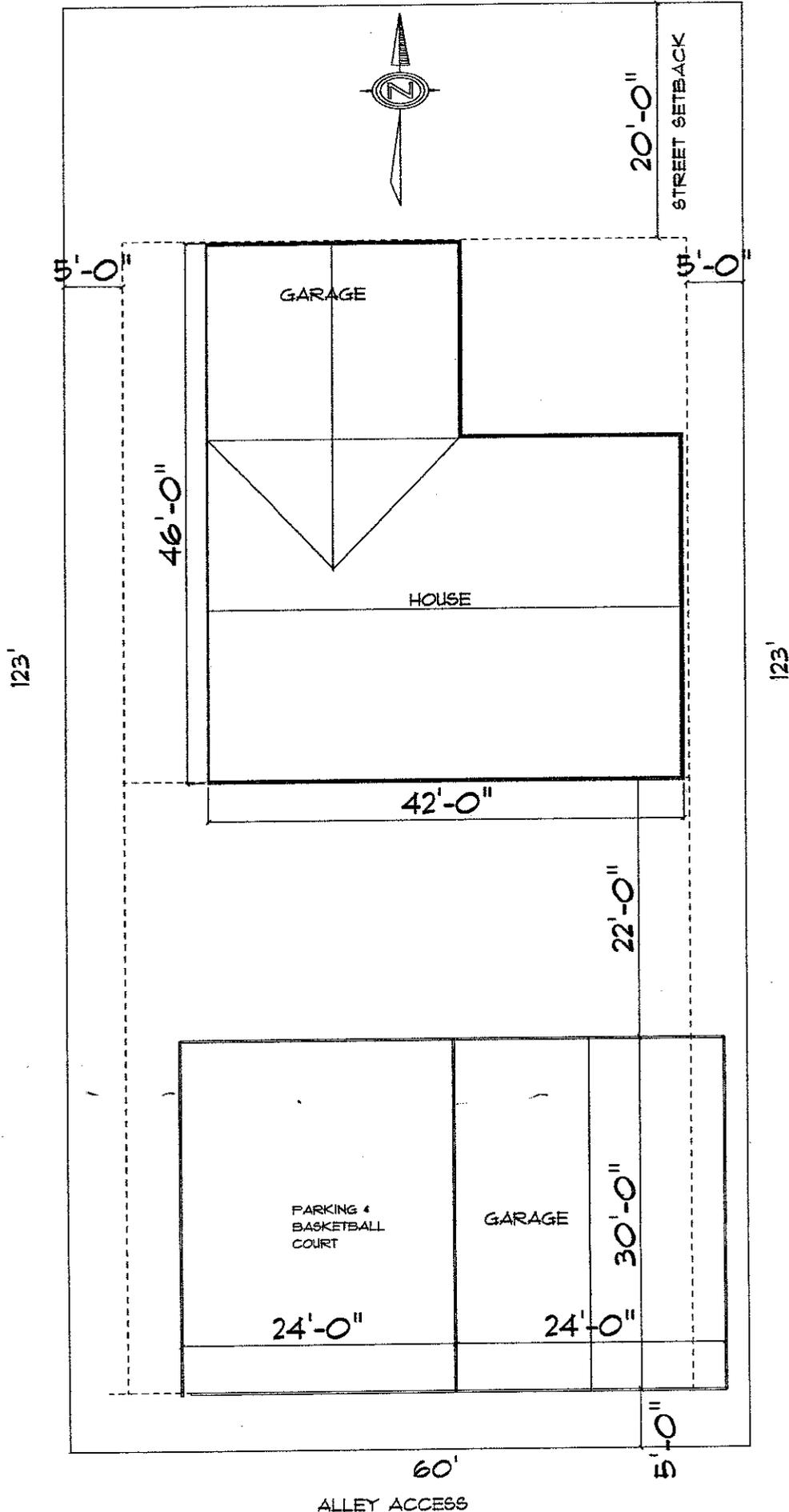
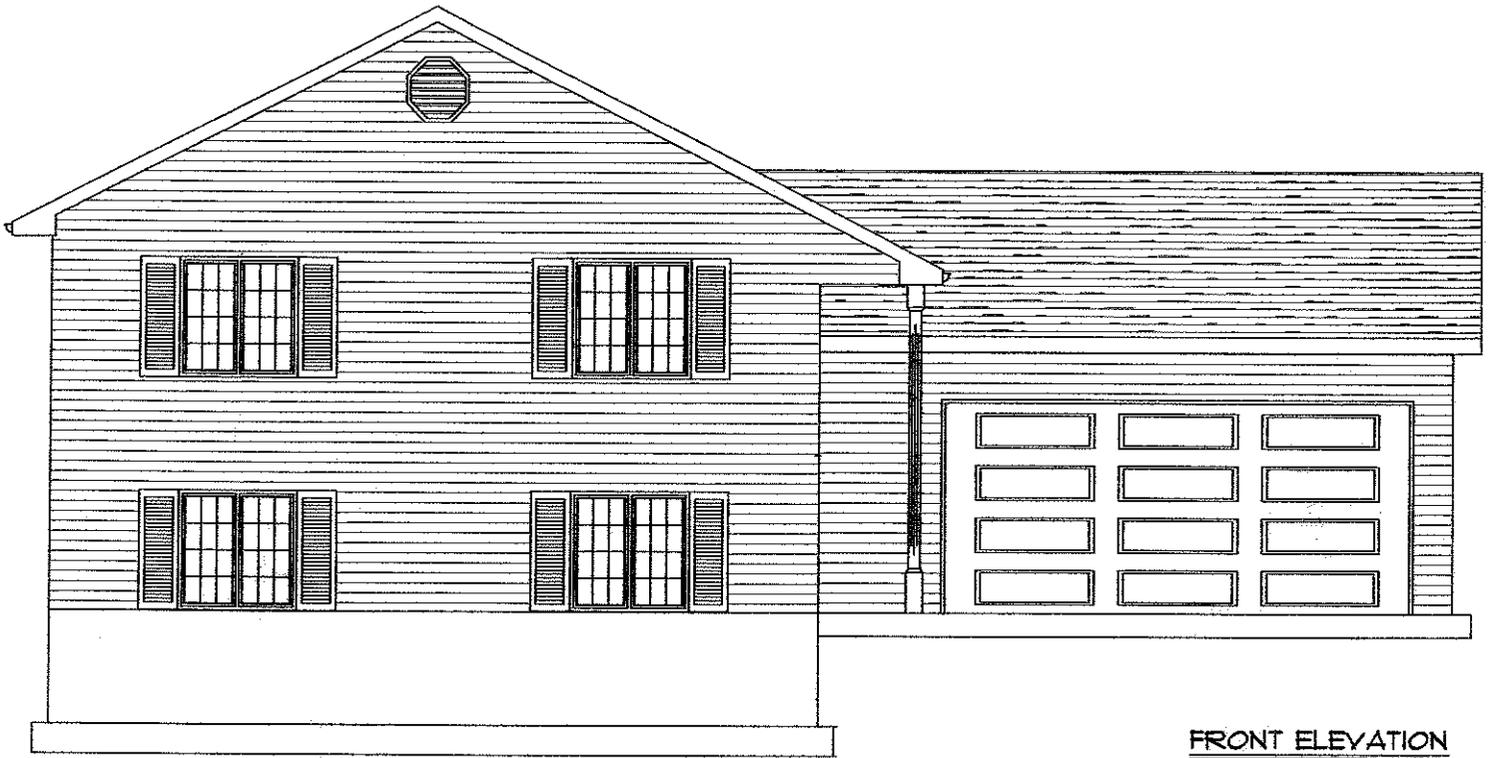
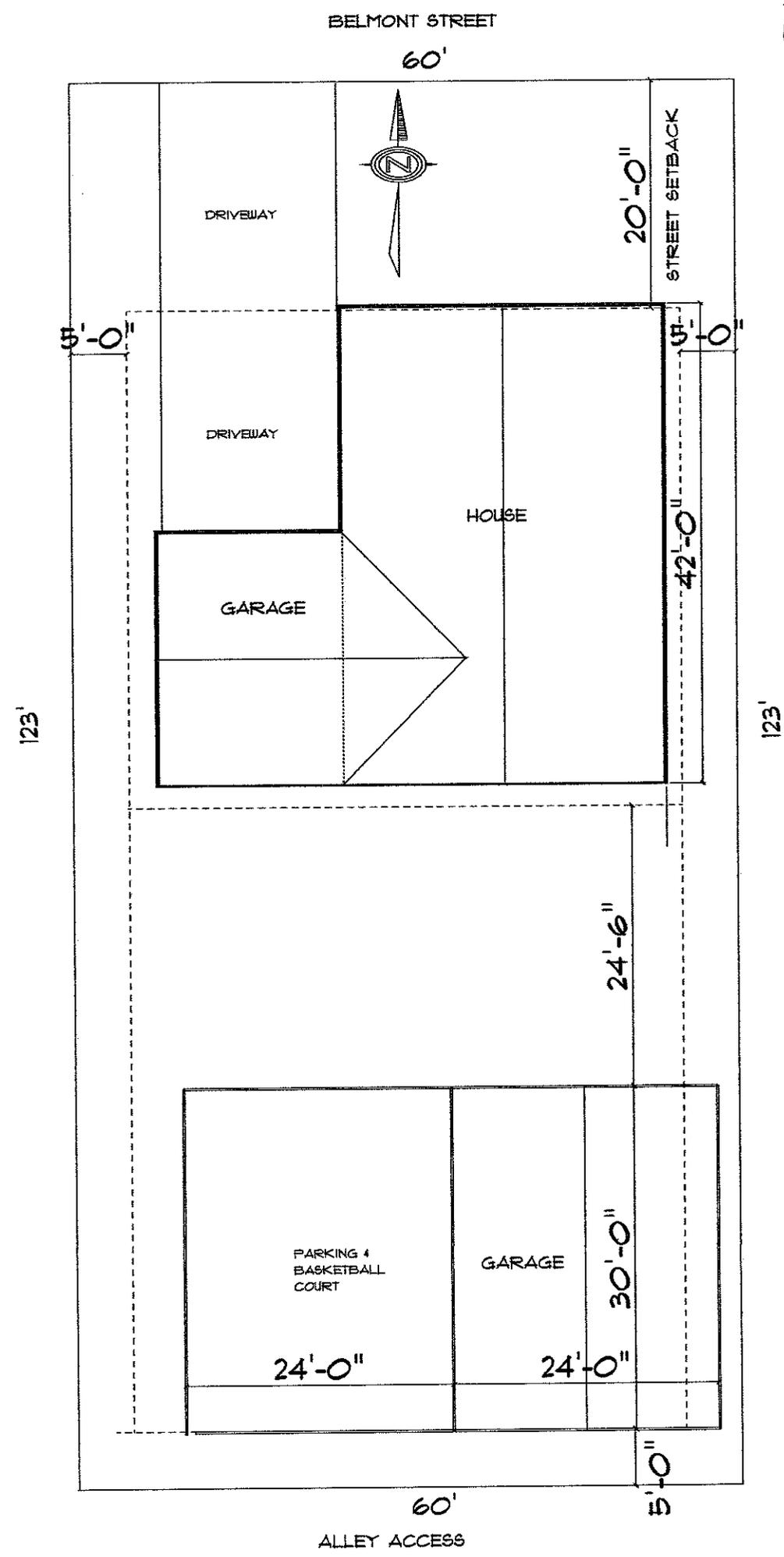


Figure 2a

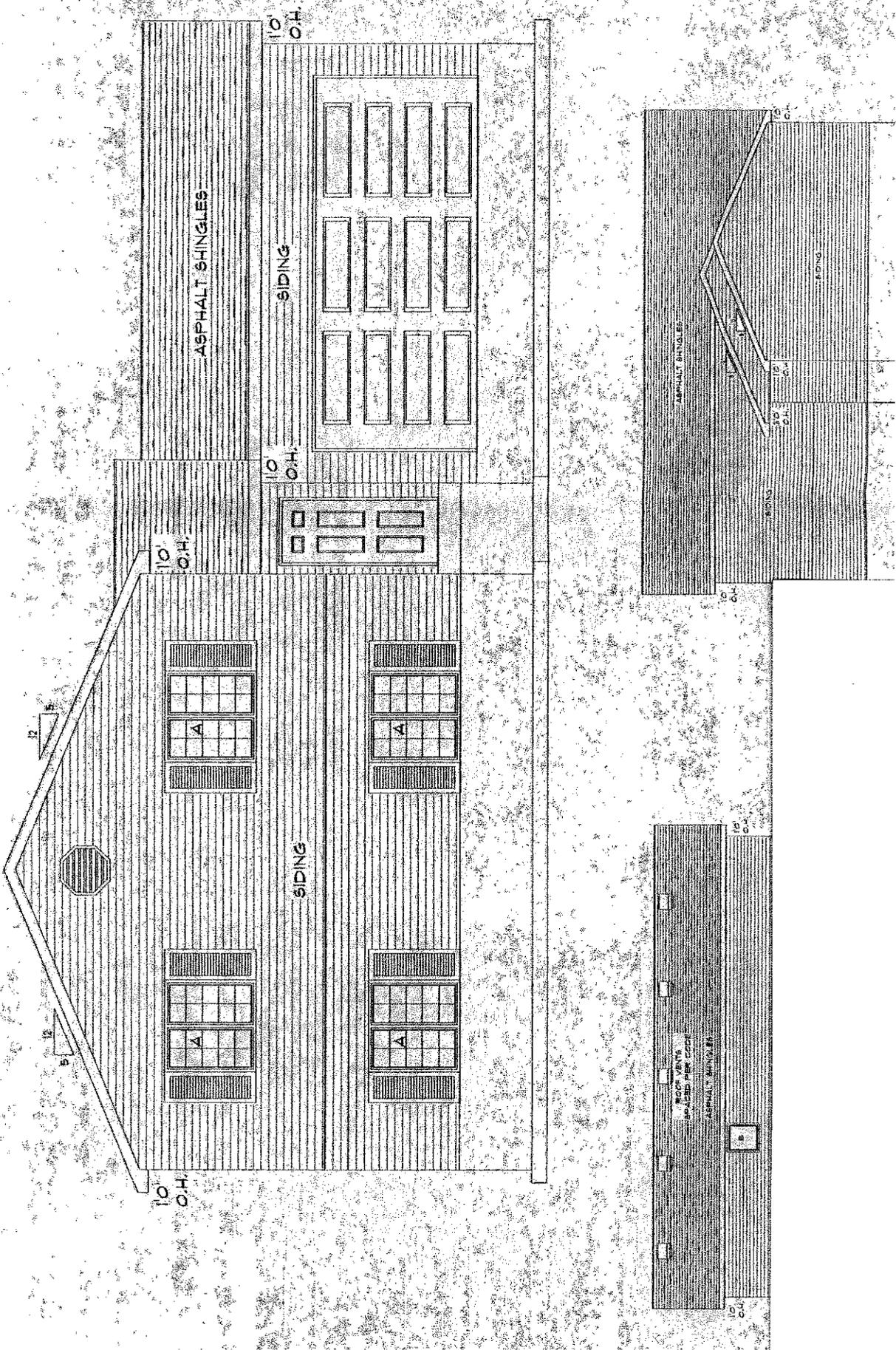


FRONT ELEVATION

Figure 2b

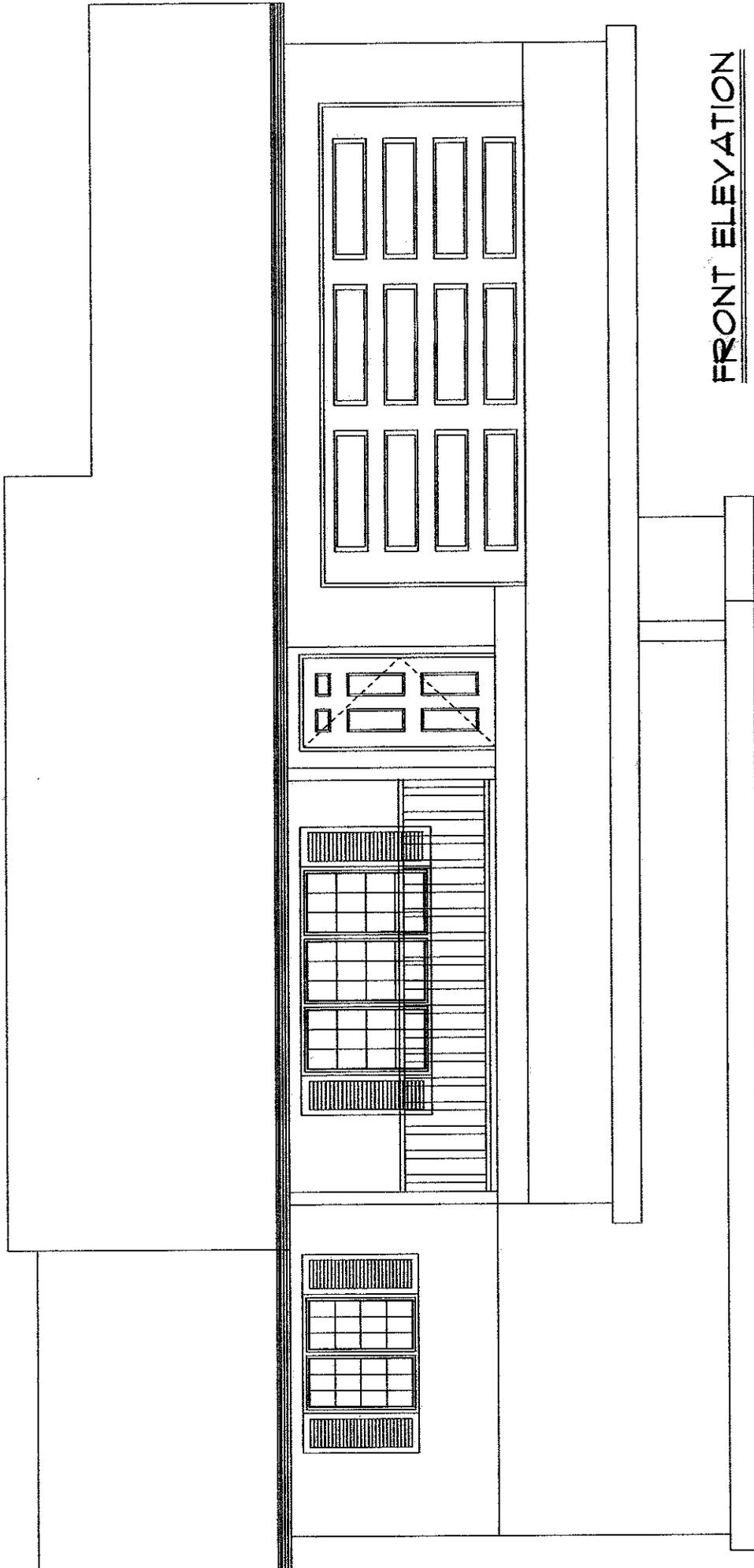


Figured  
(Approved)



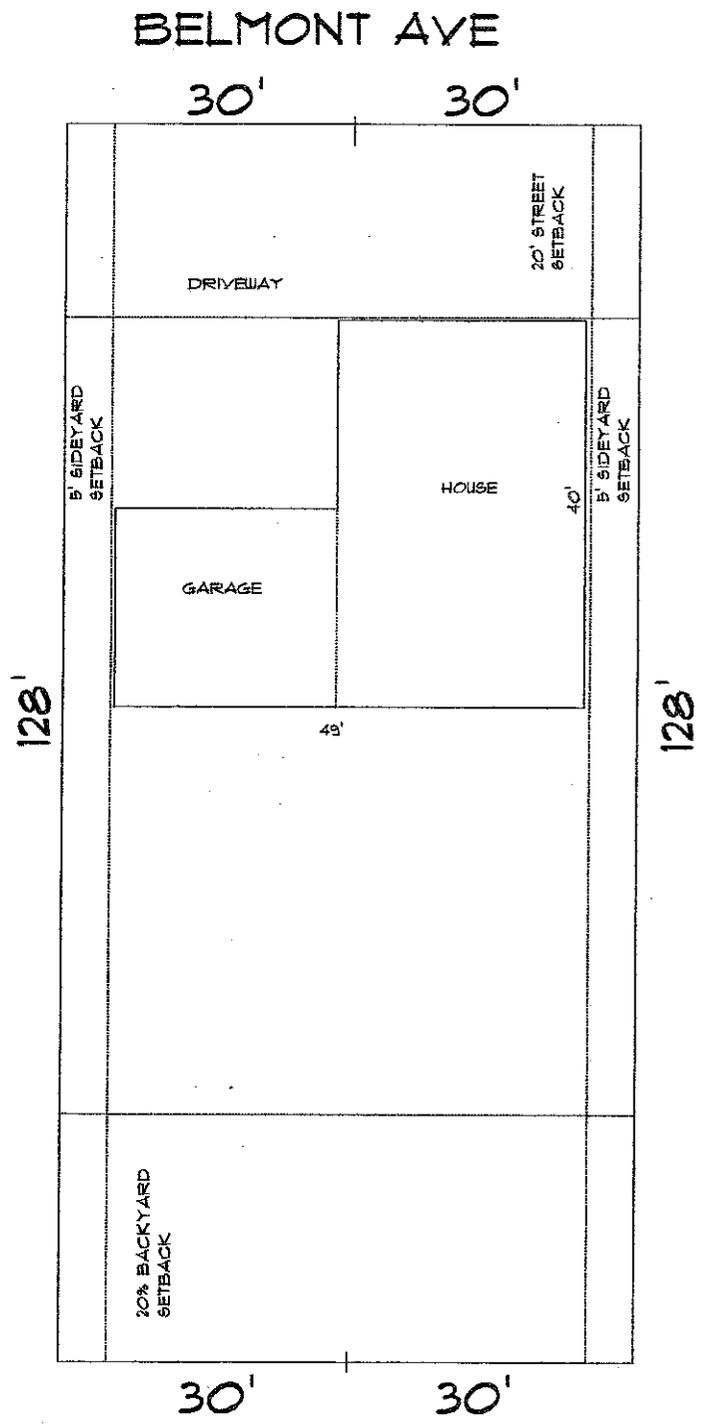
12413 Belmont  
Don Johnson  
4130-7880

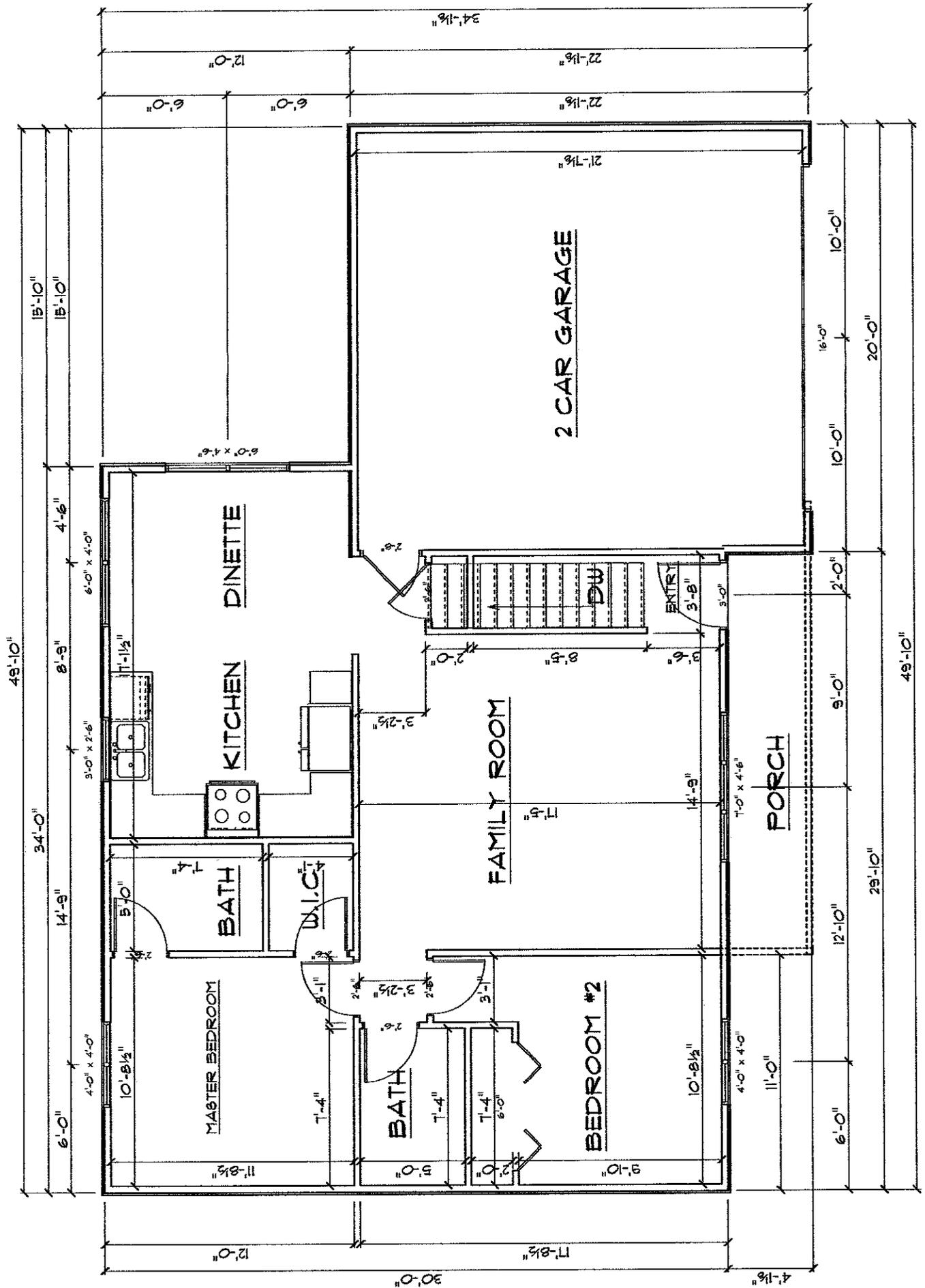
Figure 3a



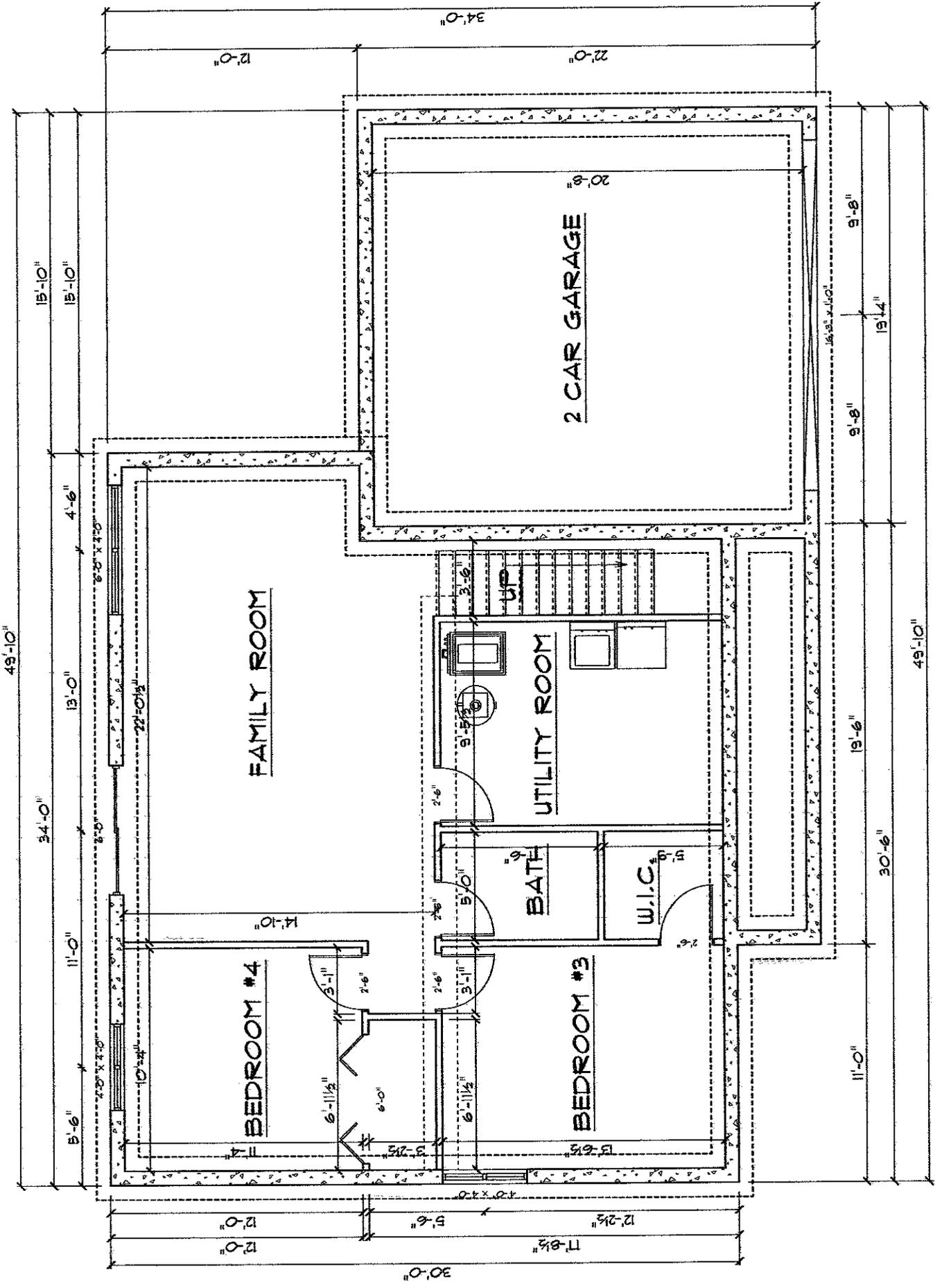
FRONT ELEVATION

1243 BELMONT AVE  
LOT 13-14 BLK 13  
BELMONT ADDITION  
ZONING R-3  
SCALE 1" = 20'

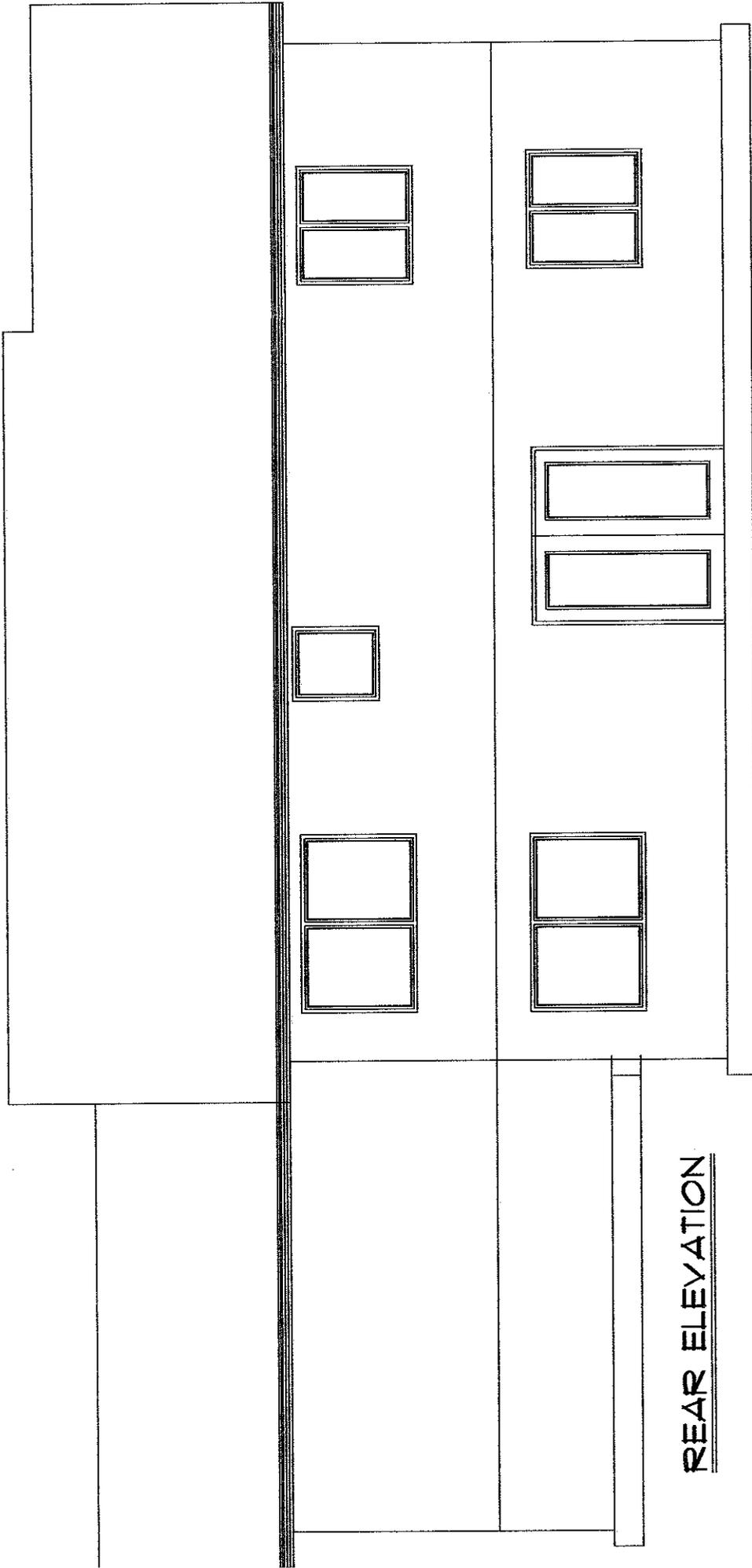




**1ST FLOOR PLAN**  
**950 SQ. FT.**

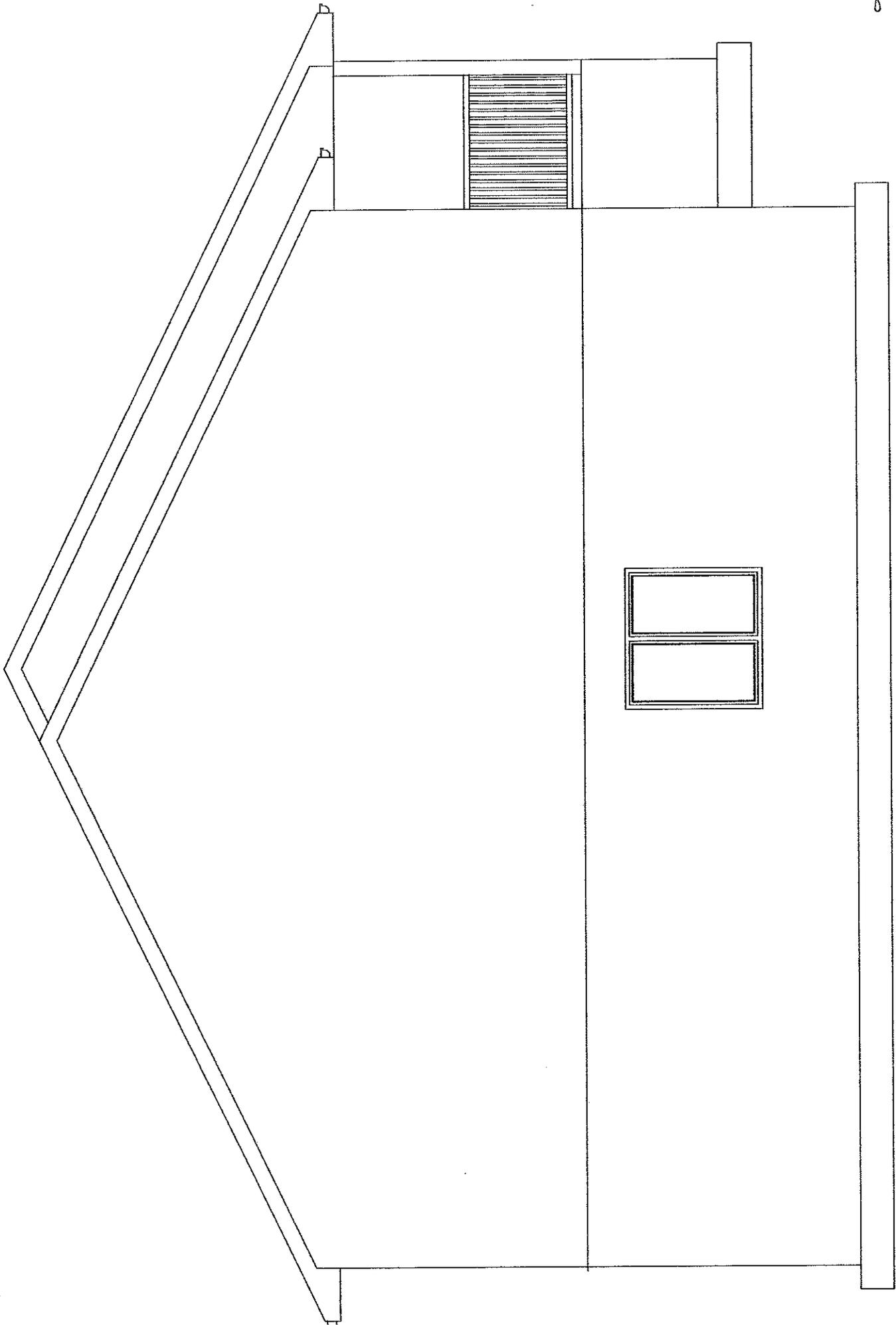


**BASEMENT PLAN**  
**750 SQ. FT.**



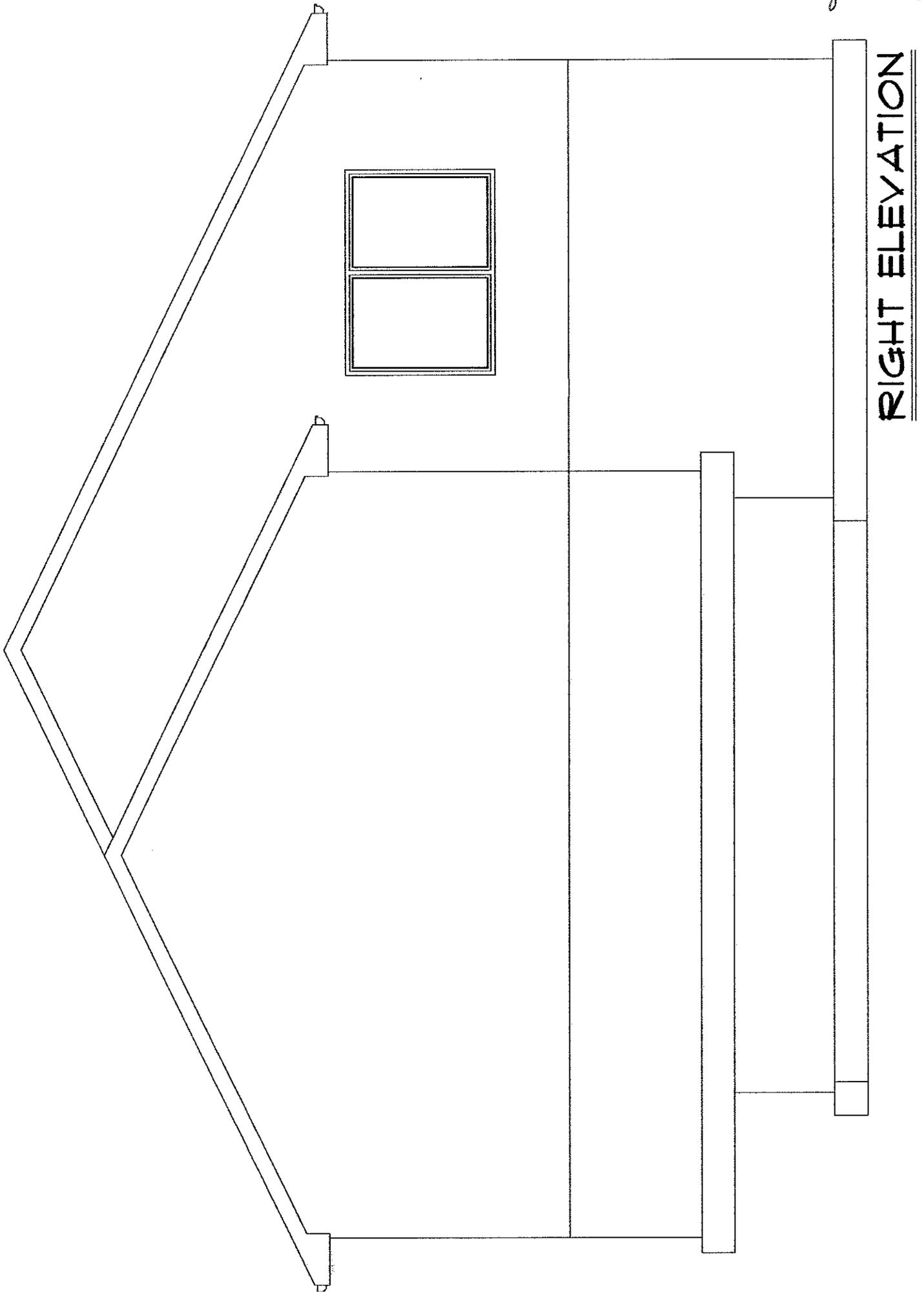
REAR ELEVATION

Figure 3f



**LEFT ELEVATION**

Figure 3g



**RIGHT ELEVATION**