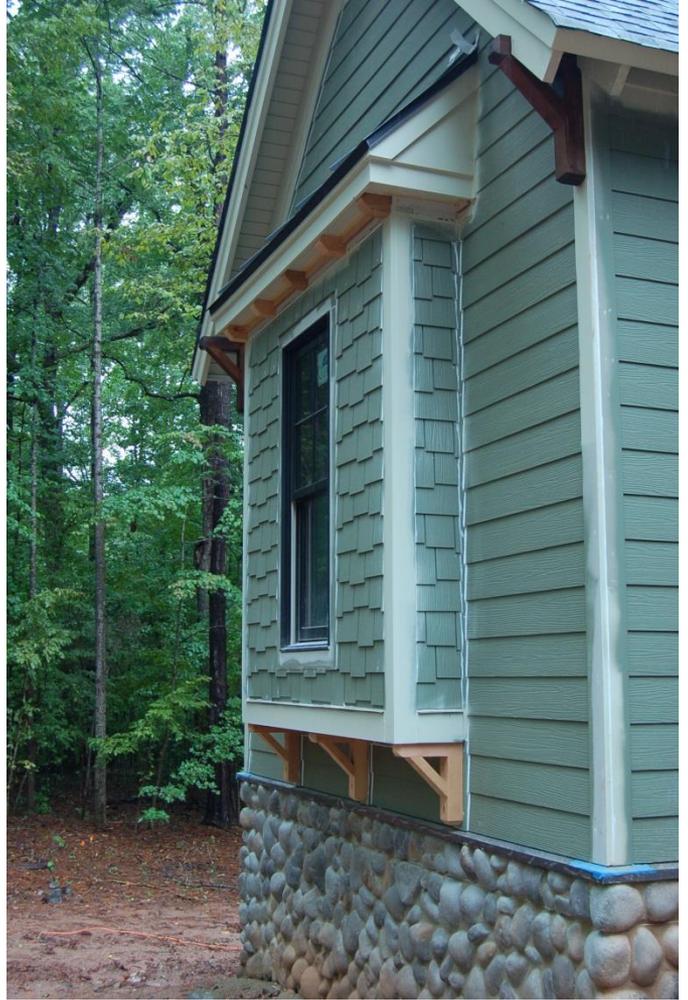


# Large House Review Study Committee

April 5, 2016

8:00 a.m.

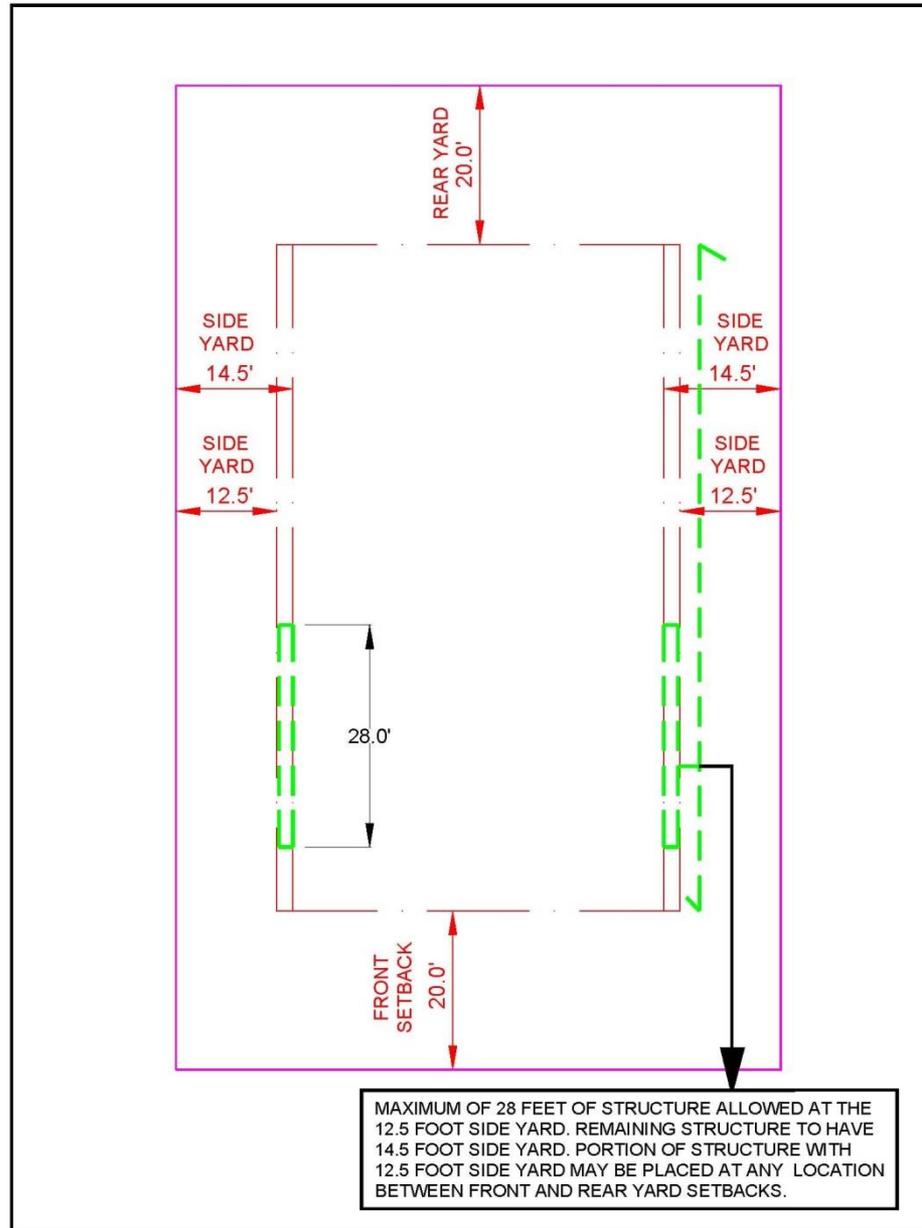
Meeting with Builders, Realtors,  
Architects, Engineers





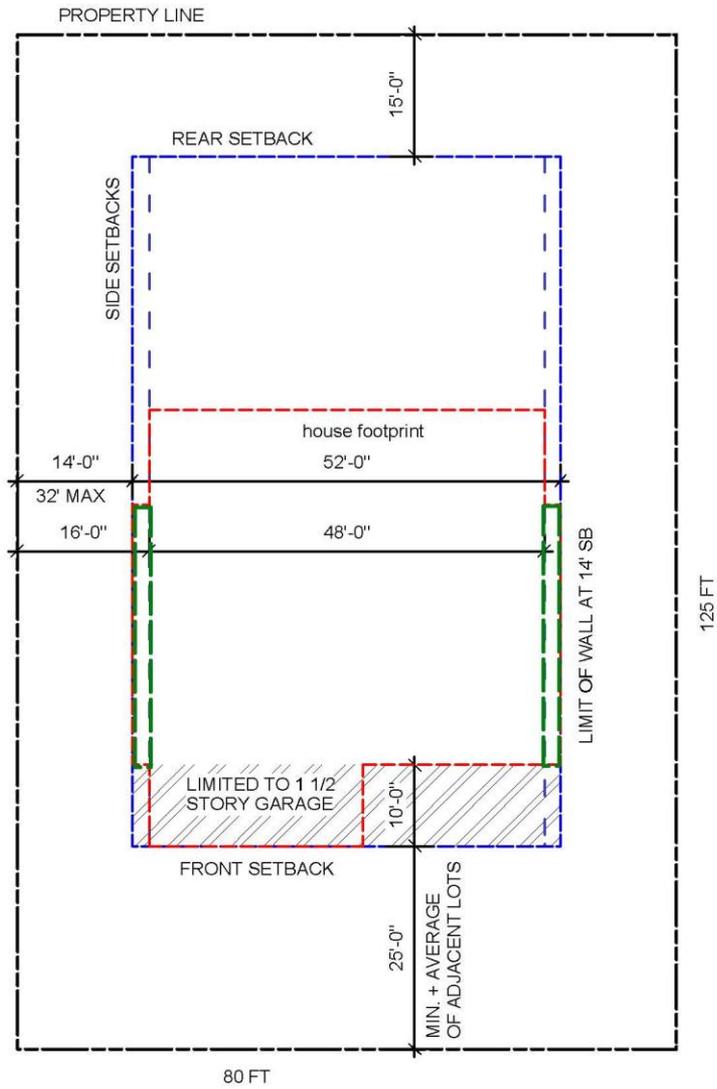


80 feet



Lge House Study  
Existing Site Dimensional Regs  
Conforming Lot

LAC 25% = 2,505 sf



Lge House Study  
 Proposed Site Dimensional Regs  
 Conforming Lot 10000sf

Street

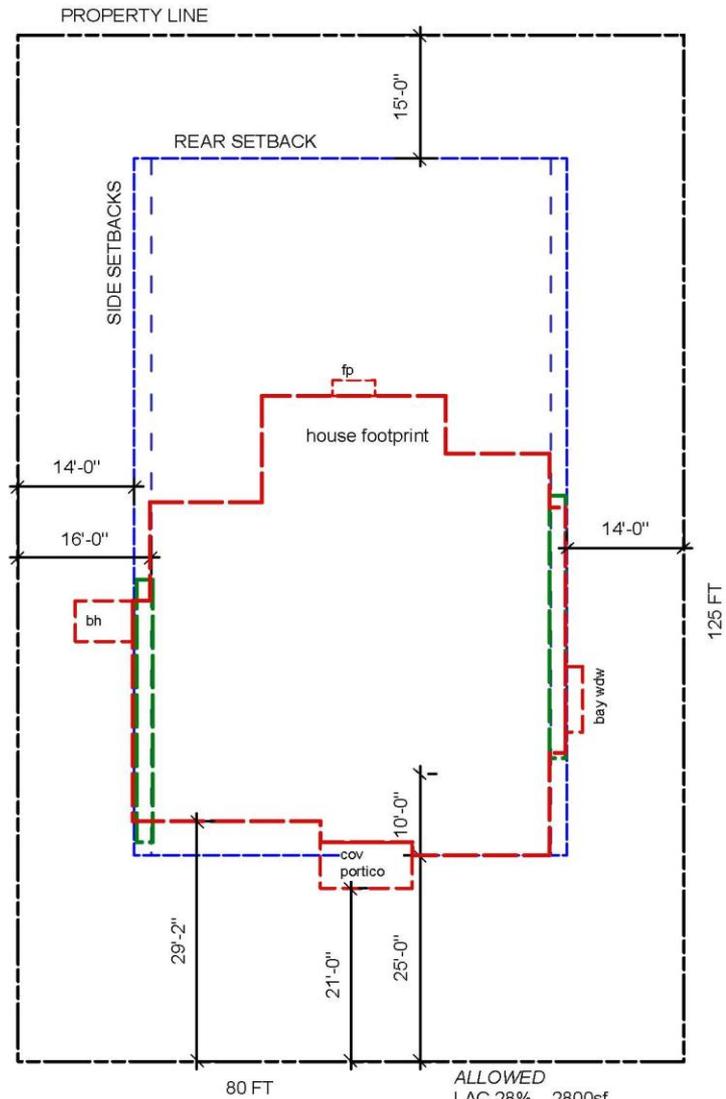
LAC 28% 2800sf  
 FAR 38% 3800+600sf gar

# Compliant garages with proposed regs



# Non-Compliant garages with proposed regs





Lge House Study  
 Sample Plot Plan  
 Conforming Lot 10000sf

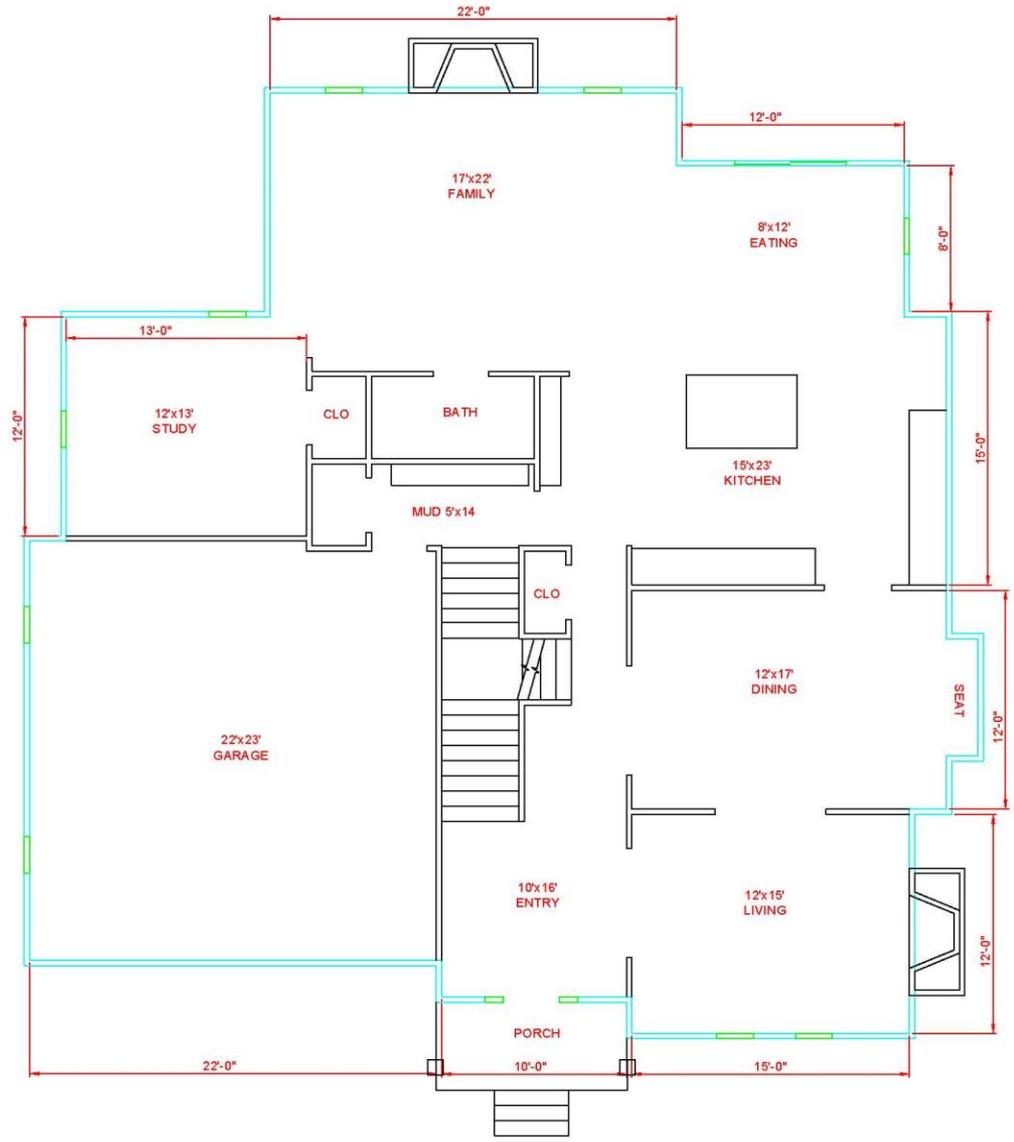
80 FT

Street

*ALLOWED*  
 LAC 28% 2800sf  
 FAR 38% 3800+600sf gar

*ACTUAL*  
 FL 1 1914 sf +547sf gar LAC 2461  
 FL 2 1886sf  
 Total 3800sf FAR 38%

3.28.16



Lge House Study  
Sample House Design  
Conforming Lot 10,000 sf  
LAC 28% 2,800 sf  
FAR 38% 3,800 +600 sf gar

FIRST FLOOR .38 FAR  
CONFORMING LOT  
1,914 Sq.Ft. + 547 Sq.Ft. Garage

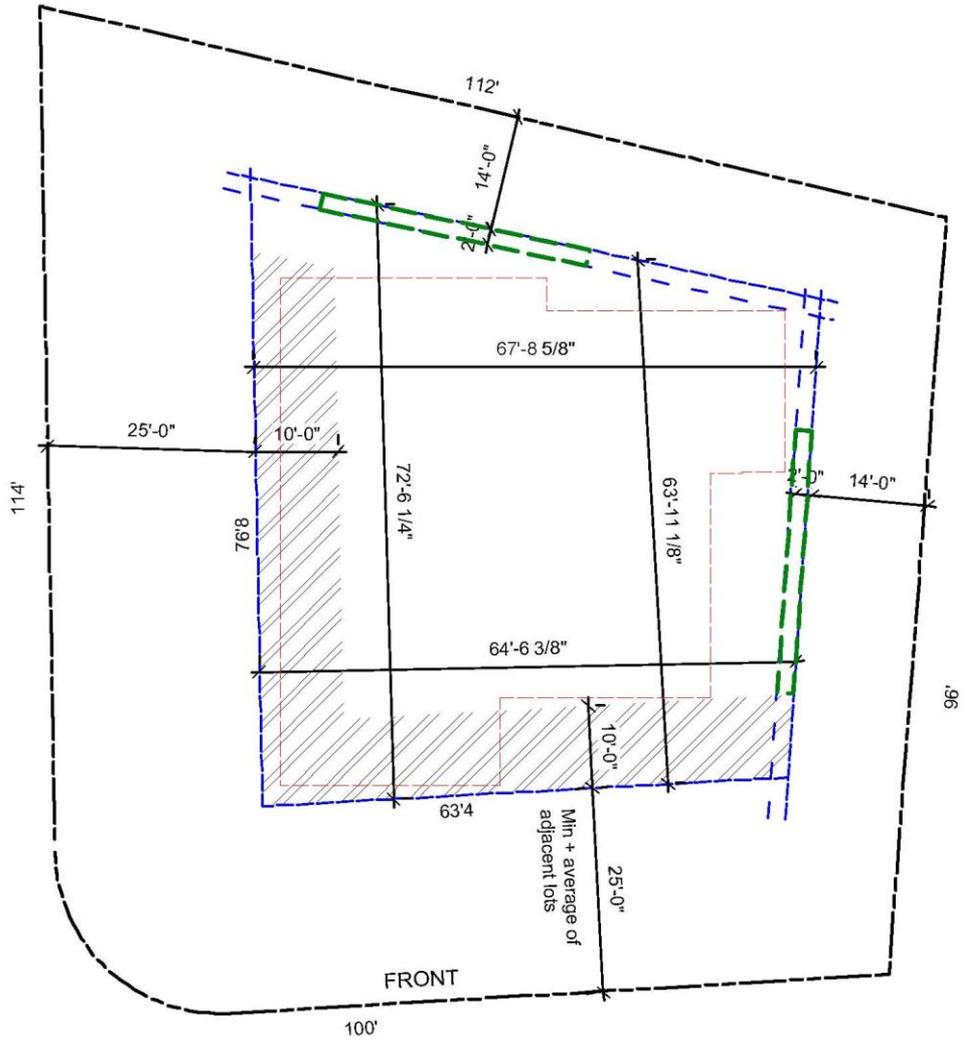


Lge House Study  
 Sample House Design  
 Conforming Lot 10,000 sf  
 LAC 28% 2,800 sf  
 FAR 38% 3,800 +600 sf gar

**SECOND FLOOR .38 FAR**  
**CONFORMING LOT**  
**1,888 Sq.Ft.**

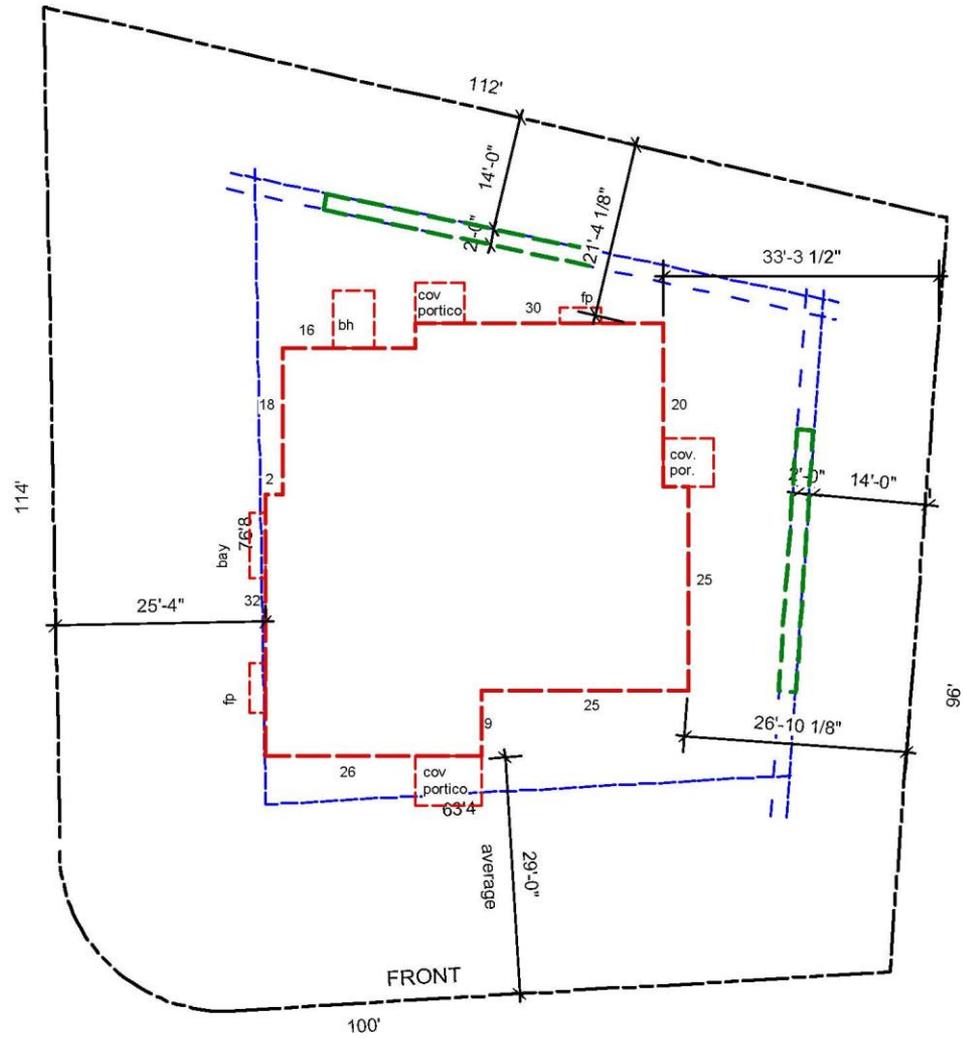


Lge House Study  
Conforming Lot  
LAC 28%  
FAR 38%



Lge House Study  
 Proposed Site Dimensional Regs  
 Conforming Corner Lot 10860sf

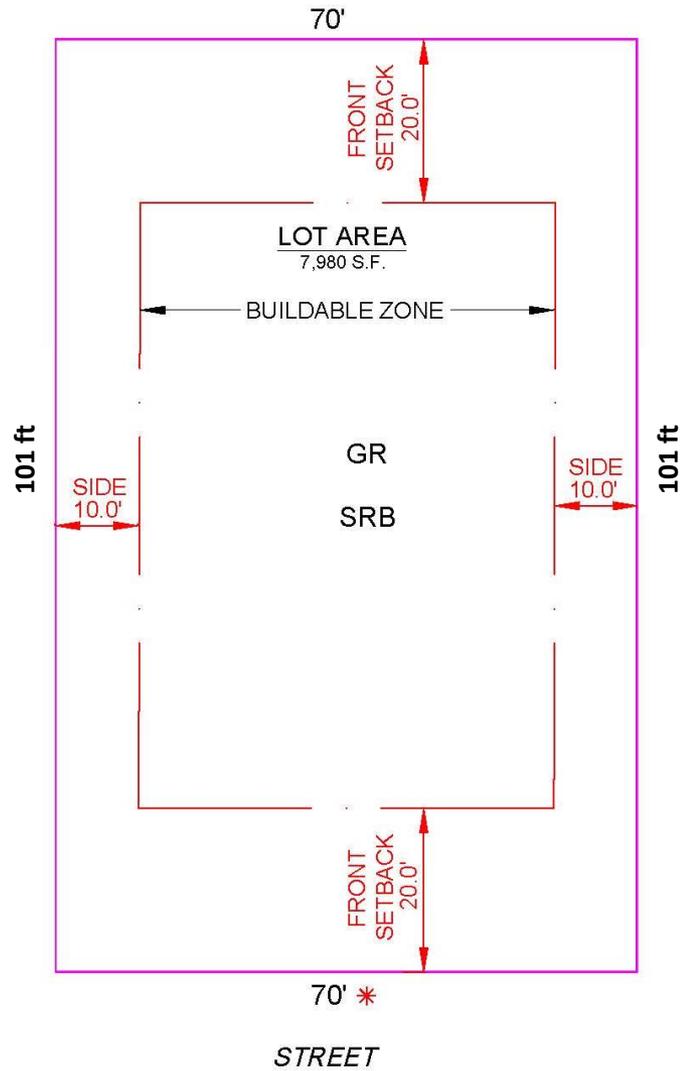
LAC 28% 3040sf  
 FAR 38% 4126+600gar 3.28.16



Lge House Study  
 Sample Plot Plan  
 Conforming Corner Lot 10860sf

ALLOWED  
 LAC 28% 3040sf  
 FAR 38% 4126+600gar

ACTUAL  
 FL 1 2350sf + 600sf gar LAC 27%  
 FL2 1776sf  
 Total 4126sf FAR 38%

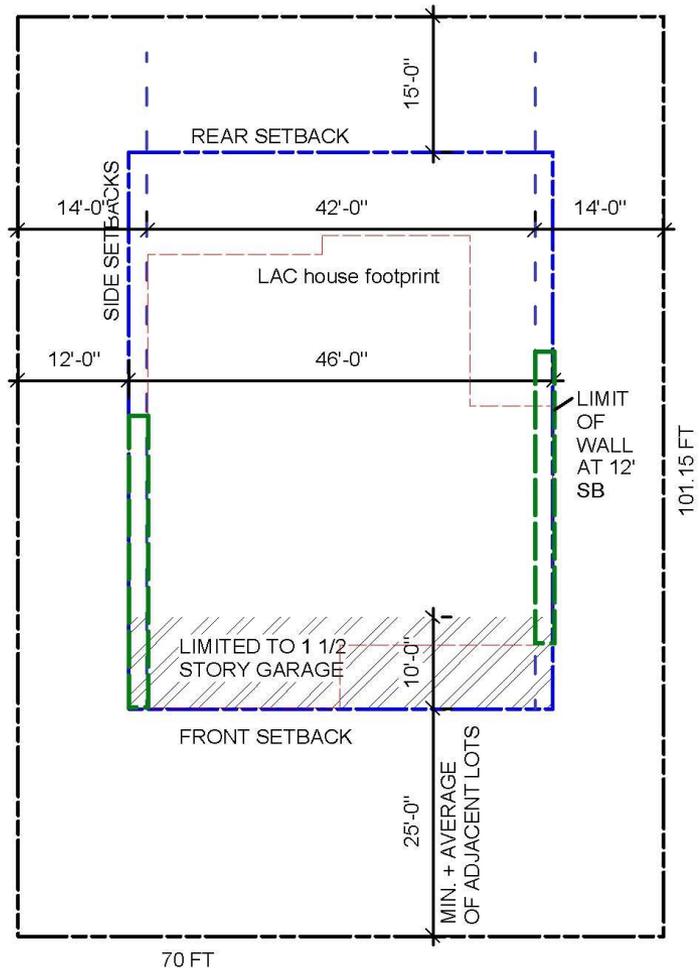


Lge House Study  
 Existing Site Dimensional Regs  
 Non-Conforming Lot

\* MINIMUM FRONTAGE  
 REQUIRED = 80'

SCALE 1" = 20'

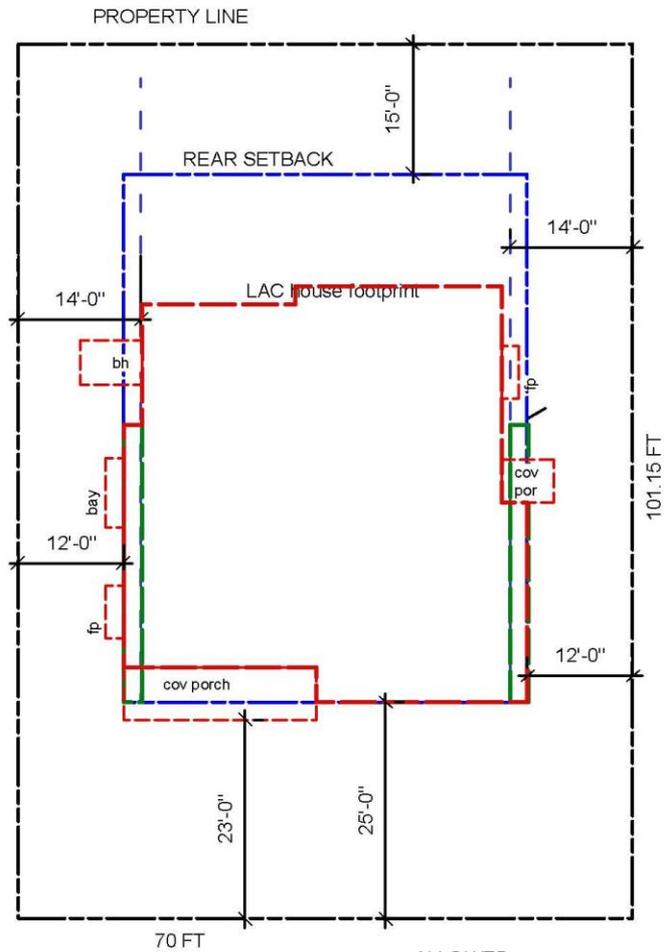
PROPERTY LINE



Street

Lge House Study  
 Proposed Site Dimensional Regs  
 Non-Conforming Lot 7071 sf

LAC	28%	1980sf	
FAR	38%	2687sf+600sf gar.	
	40%	2828sf	3.28.16



Street

*ALLOWED*

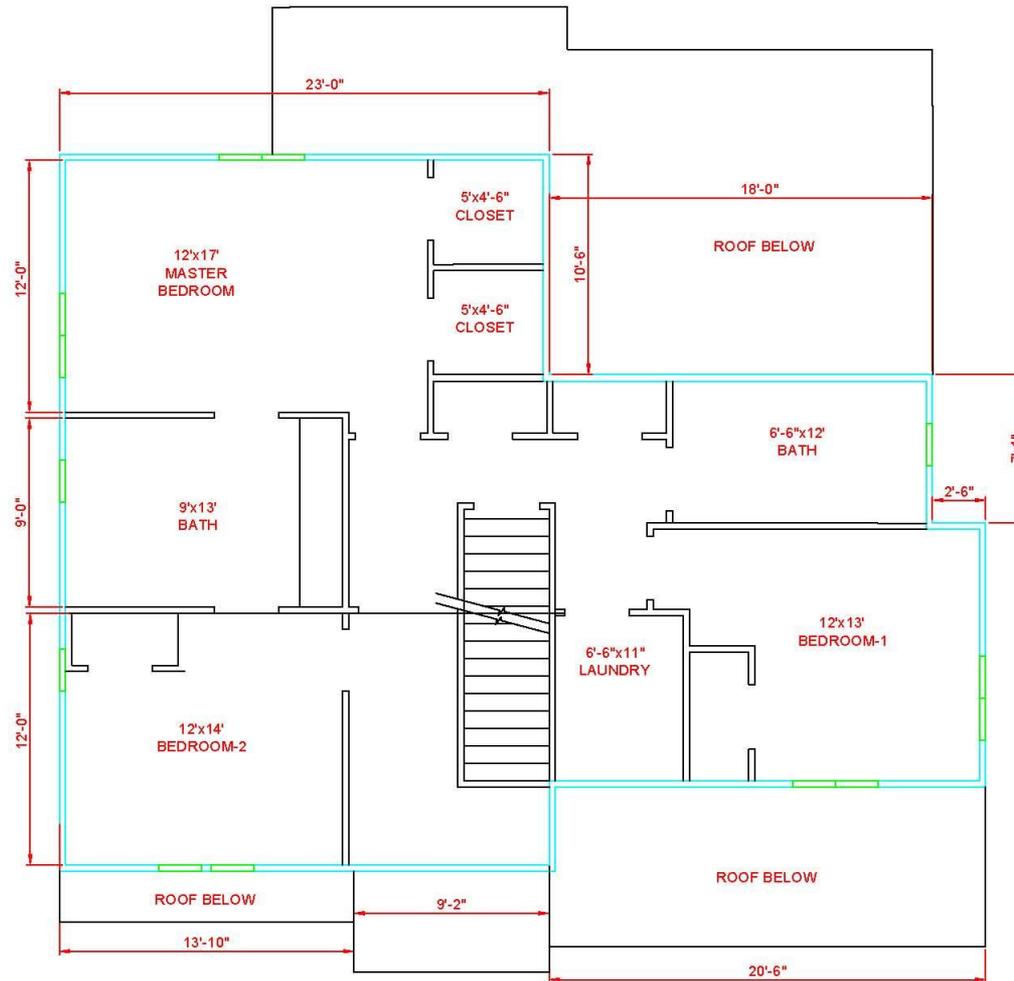
LAC	28%	1980sf
FAR	38%	2687sf+600sf gar.
	40%	2828sf

Lge House Study  
 Sample Plot Plan  
 Non-Conforming Lot 7071 sf

*ACTUAL*

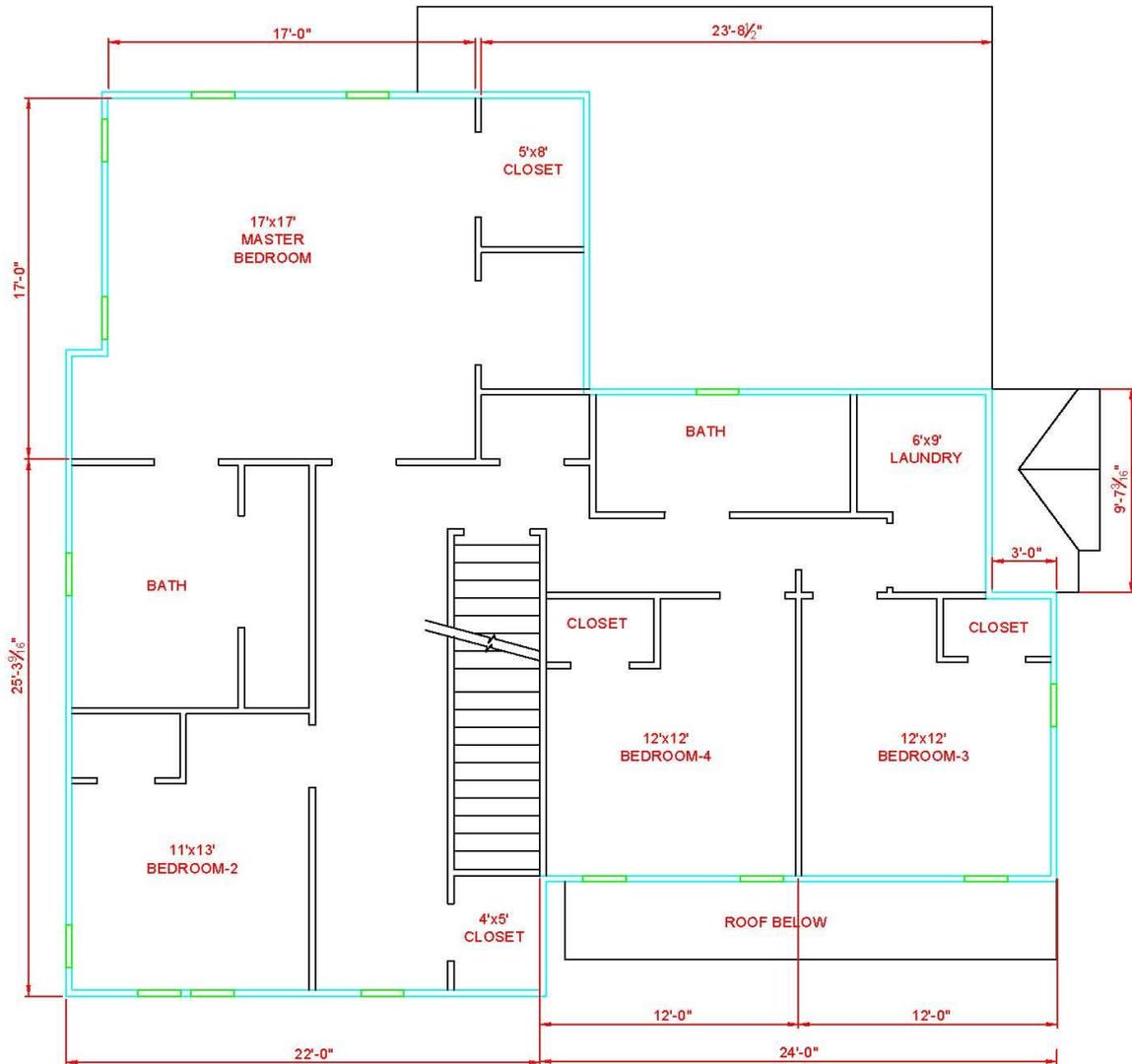
FL1	1422sf	+552sf gar	LAC1974
FL2a	1250sf		FL2b 1405sf
Total	2672sf	37.7%	2827sf 39.9%





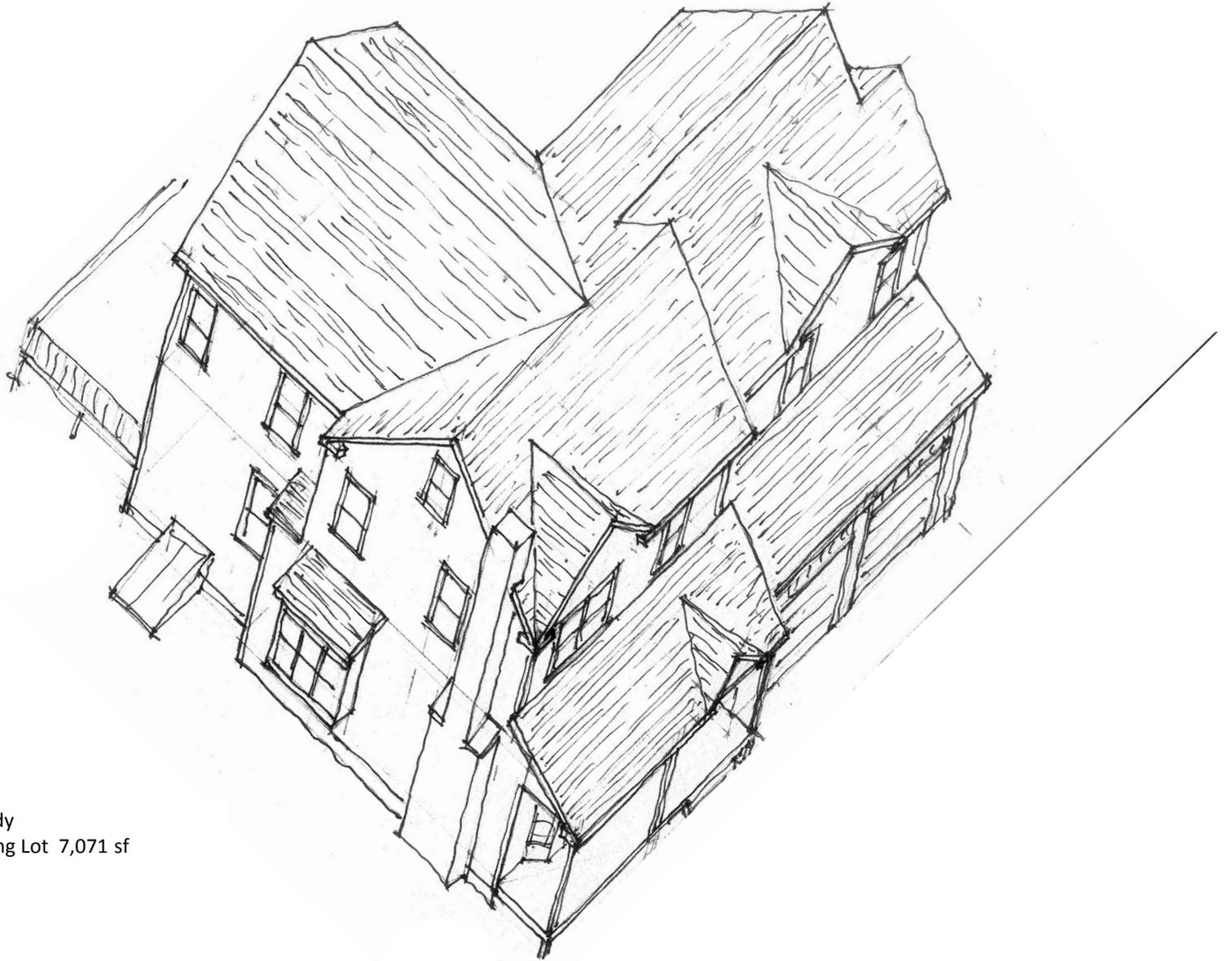
Lge House Study  
 Sample House Design  
 Non-Conforming Lot 7,071 sf  
 LAC 28% 1,980 sf  
 FAR 38% 2,687 + 600 sf gar  
 40% 2,828 + 600 sf gar

**2<sup>nd</sup> Floor**  
**38% 1,250 SF**



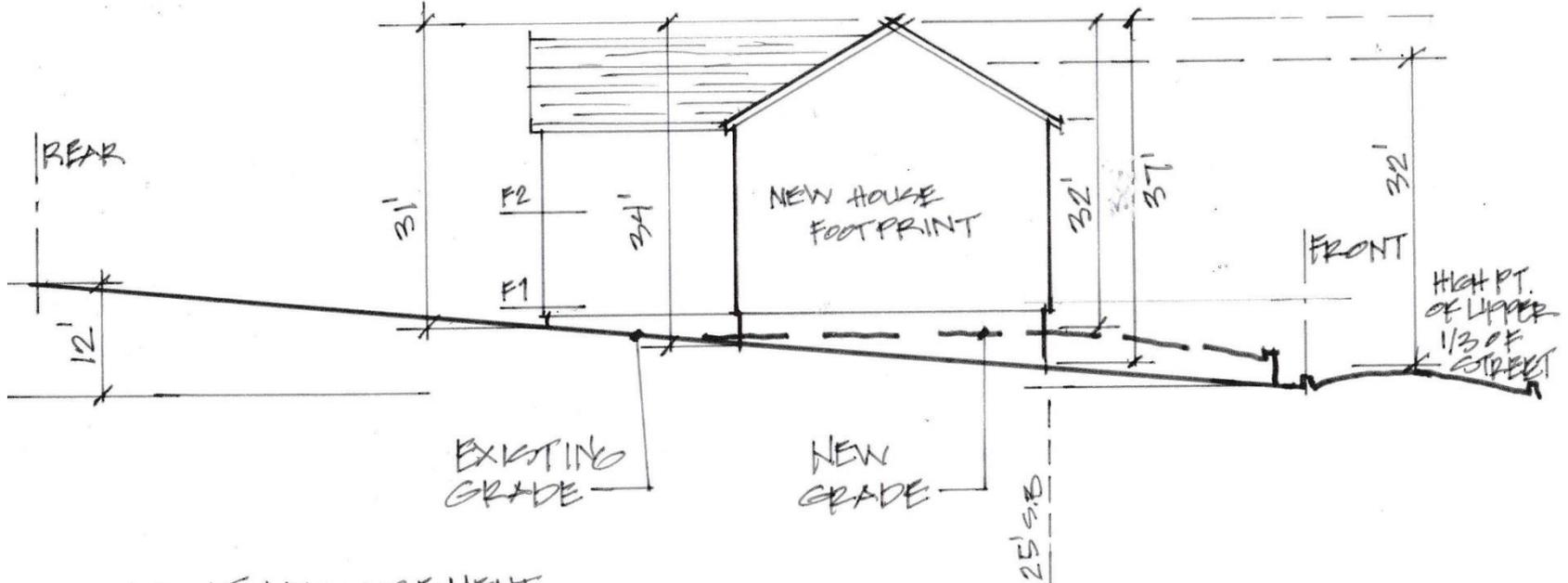
Lge House Study  
 Sample House Design  
 Non-Conforming Lot 7,071 sf  
 LAC 28% 1,980 sf  
 FAR 38% 2,687 + 600 sf gar  
 40% 2,828 + 600 sf gar

2<sup>nd</sup> Floor  
 40% 1,405 SF



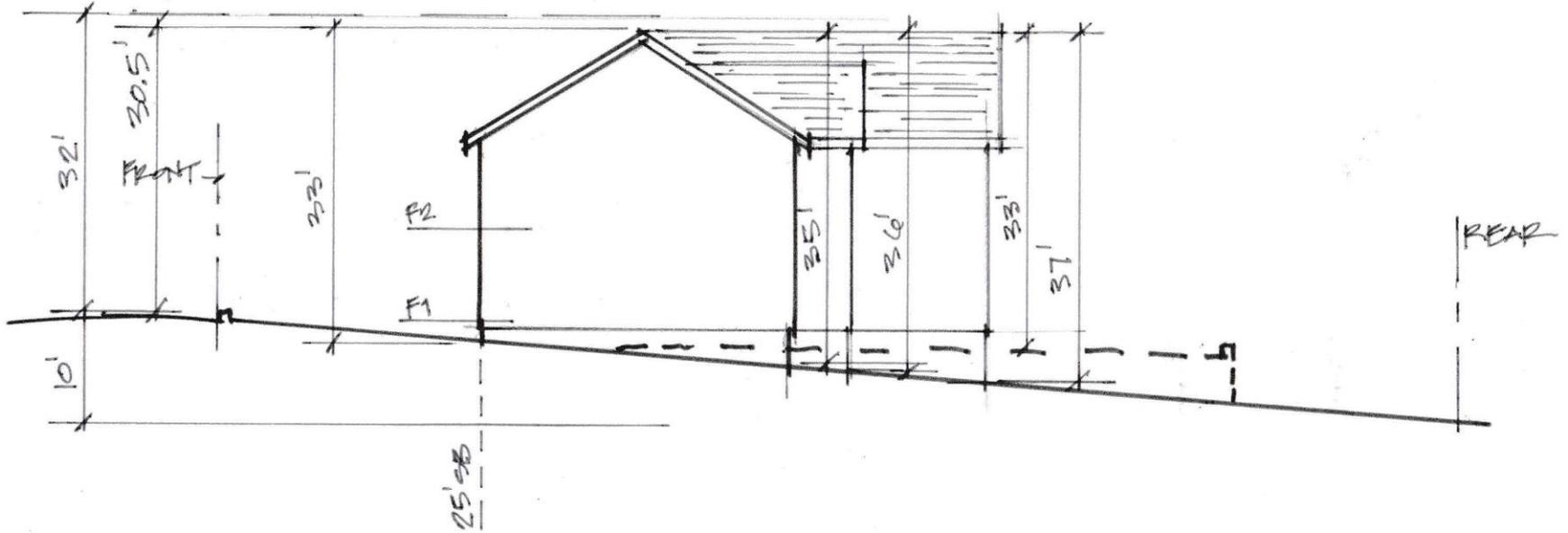
Lge House Study  
Non-Conforming Lot 7,071 sf  
LAC 28%  
FAR 40%

AVE. HEIGHT TO EXISTING GRADE 34'  
 AVE. HEIGHT TO NEW GRADE 32.3'  
 HEIGHT FROM HIGHEST 1/3 OF STREET 37'



HEIGHT MEASUREMENT  
 EXAMPLE A UPHILL LOT  
 FIRST FLOOR 7' ABOVE STREET

AVERAGE HEIGHT TO EXISTING GRADE 35.5'  
 AVERAGE HEIGHT TO NEW GRADE 33'  
 HEIGHT FROM HIGHEST 1/3 OF STREET 31'



HEIGHT MEASUREMENT  
 EXAMPLE B DOWNHILL LOT  
 FIRST FLOOR 1' ABOVE STREET