

Project Description

The project is comprised of 4 single-family homes on a currently undeveloped 19,248 sq ft lot. The homes consist of two different floor plans, with two of the homes measuring approximately 1,493 sq ft and the other two homes measuring approximately 1,566 sq ft.

Subdivision

This project will be developed as a for sale development upon completion. The current plan of action is to subdivide the lot into 4 parcels with the lot lines extending to the middle of the common driveway. Each parcel would have access to the driveway by way of an easement over the other parcels.

Supporting Statement

The 4 unit single-family home development on a 120 foot wide lot with two homes in the front of the lot and 2 homes toward the rear of the lot. The vast majority of homes in the neighborhood are on 40 foot wide lots. The architectural character incorporated in the design reflects the California Bungalow style of other homes on the block and in the area, which was popular in the 1930's and 1940's. The bungalow style utilizes low sloped gable and hipped roofs with open eaves, horizontal siding and a stucco base expanding to vertical accent elements.

The use of step backs at the second floor on most locations as well as articulating the footprint of the homes helps add to the diversity of the elevations. Two different floor plans in the two story portion of the homes separated by the one story garage add to the diversity and break up the massing of the elevation.

The landscaping augments the existing landscaping established along Warren Avenue and adds to the single-family look of the development. Site design sensitive to the existing parameters such as setbacks matching or exceeding the setbacks of the existing residences and with two homes across the front of the lot instead three further reduces the massing and enhances the single family character of the development. Also, an internalized 2 car garage per unit with additional parking in front of each garage will reduce the need for street parking.

Neighborhood Support

On two separate occasions we have met with the neighbors living in the surrounding area. After the initial meeting, we decreased the projects density and increased off street parking. We believe we have addressed the neighbors' concerns in a manner that is satisfactory to the neighbors and project property owner. Based on the meetings, the project as described above appears to have overwhelming support from the community. Attached is a petition signed by neighbors in support of the project during the second neighborhood meeting. We believe we would have gathered more signatures, but pursuant to conversations with the attendees, we believe a number of neighbors did not attend the second meeting upon hearing that we addressed their concerns.

October 16, 2014

PROJECT SUMMARY TABLE:

Area: 19,166 SF

Floor Areas:

Unit A: 1,493 SF

Unit B: ~~1,566 SF~~

1,630 SF

Coverage:

Buildings: 5,660 SF 29.53% Includes 1st floor and garage area.

Roads and Parking: 3,465 SF 18.07%

Landscaped Areas: 10,041 SF 52.40%

Totals: 19,166 SF 100%

FAR: $5,660 / 19,166 = 29.53\%$

Parking Count: 8 covered in garages (2 per unit), 8 on driveway in front of garages.

Proposed building heights: 25'

