



TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

Design Review Board Meeting
August 18, 2016
Agenda Item: **2**

STAFF REPORT

To: Members of the Design Review Board

From: Planning Manager Watrous

Subject: 4 Corte Las Casas; File Nos. DR2016063, VAR2016016 & FAE2016006; Site Plan and Architectural Review for the Construction of Additions to an Existing Single-Family Dwelling, with a Variance for Reduced Front Setback and a Floor Area Exception (Continued from July 21, 2016)

Reviewed By: _____

BACKGROUND

The applicant is requesting Design Review approval for the construction of additions to an existing two-story single-family dwelling on property located at 4 Corte Las Casas. The project involves a request for a variance for excess lot coverage and a floor area exception.

The application was first reviewed at the July 21, 2016 Design Review Board meeting. At that meeting, the Board was split on supporting the application. The majority of the Board felt that the project would be too large for this lot and suggested reducing the size of the additions substantially to bring the request as close as possible to the floor area ratio for this lot. Two Boardmembers disagreed, noting the sizes and designs of other homes in the vicinity. The application was continued to the August 18, 2016 meeting to allow the applicant to address these issues.

Revised plans have now been submitted for this project. The upper level has been reduced in size by 133 square feet by reducing the depth of the addition. The existing family room and guest bedroom on the lower level would be pulled back closer to the rear setback line and a portion of the existing living room would be pulled out of the side setback and converted into a covered porch, resulting in a size reduction of 152 square feet on the lower level.

The proposal would now decrease the existing lot coverage on the site by 62 square feet to a total of 2,652 square feet (25.6%), which is greater than the 15.0 % maximum lot coverage permitted in the RO-2 zone. The floor area of the house would now be increased by 621 square feet to a total of 3,355 square feet, which is 320 square feet greater than the 3,035 square foot floor area ratio for this site, but 285 square feet less than the previous proposal. A floor area exception is still therefore required for this application.

A portion of one proposed upper level bedroom would still extend to within 28 feet of the front property line. A variance is therefore still requested for reduced front.

ANALYSIS

Design Issues

The revised project design appears to be generally responsive to the direction from the Design Review Board. Portions of the existing and proposed floor area have been removed from the rear of the site in response to a concern about the visual massiveness of the project when viewed from the rear of the site. The reductions in area on the lower level also eliminate an existing intrusion into the side setback and almost completely eliminate a similar existing intrusion into the rear setback. Staff would note that the eliminating more area from the lower floor than from the proposed upper floor has the potential for making the house appear more top heavy than before.

The proposed size reduction would bring the project into closer conformity with the sizes of other homes in the vicinity. The proposed house size would now be less than that of the 3,592 square feet home at 3 Corte Palos Verde, which is 361 square feet above the FAR for that lot.

Zoning

Staff has reviewed the proposal and finds that it is in conformance with the development standards for the RO-2 zone, with the exception of the requested variance for reduced front setback and the floor area exception. As noted in the previous staff report, Staff believes that there is insufficient evidence to support the findings for the requested variance and floor area exception.

Public Comment

As of the date of this report, no letters have been received regarding the subject application since the July 21, 2016 meeting.

RECOMMENDATION

The Design Review Board should review this project with respect to Zoning Ordinance Sections 16-52.020 (H) (Guiding Principles) and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15303. If the Board agrees with staff's conclusions, it is recommended that the application be continued, with specific direction regarding substantial project design changes to be made. If the Board wishes to approve the application and can make the findings required for the requested variance and floor area exception, it is recommended that the attached conditions of approval be applied.

ATTACHMENTS

1. Conditions of approval
2. Design Review Board staff report date July 21, 2016

3. Minutes of the July 21, 2016 Design Review Board meeting
4. Submitted plans

Prepared By: Daniel M. Watrous, Planning Manager

CONDITIONS OF APPROVAL

4 CORTE LAS CASAS

FILE #DR2016063/VAR2016016/FAE2016006

1. This approval shall be used within three (3) years of the approval date, and shall become null and void unless a building permit has been issued.
2. Construction shall conform with the application dated by the Town of Tiburon on May 25, 2016, or as amended by these conditions of approval. Any modifications to the plans of August 8, 2016 must be reviewed and approved by the Design Review Board.
3. Project elements shown on construction drawings submitted to the Building Division for plan check shall be essentially identical to those project elements shown on drawings approved by the Design Review Board. The permit holder is responsible for clearly identifying on construction drawings any and all changes to project elements. Such changes must be clearly highlighted (with a "bubble" or "cloud") on the construction drawings. A list describing in detail all such changes shall be submitted and attached to the construction drawings, with a signature block to be signed by the Planning Division Staff member indicating whether these changes have been reviewed and are approved, or will require additional Design Review approval. All such changes that have not been explicitly approved by the Town are not "deemed approved" if not highlighted and listed on construction drawings. Construction of any such unapproved project elements is in violation of permit approvals and shall be subject to Stop Work Orders and removal.
4. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
5. All exterior lighting fixtures other than those approved by the Design Review Board must be down-light-type fixtures.
6. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge. The property owner/applicant agrees to defend, indemnify and hold the Town of Tiburon harmless from any costs, claims or liabilities arising from the approval, including, without limitations, any award of attorney's fees that might result from the third party challenge.
7. A construction sign shall be posted on the site during construction of the project, in a location plainly visible to the public. The sign shall be 24" x 24" in size and shall be made of durable, weather-resistant materials intended to survive the life of the construction period. The sign shall contain the following information: job street address; work hours allowed per Chapter 13 of the Tiburon Municipal Code; builder (company name, city, state, ZIP code); project manager (name and phone number); and emergency contact

(name and phone number reachable at all times). The sign shall be posted at the commencement of work and shall remain posted until the contractor has vacated the site

8. A copy of the Planning Division's "Notice of Action" including the attached "Conditions of Approval" for this project shall be copied onto a plan sheet at the beginning of the plan set(s) submitted for building permits.
9. All requirements of the Town Engineer shall be met, including, but not limited to, the following, which shall be noted on building plan check plans:
 - a. The public right-of-way shall be protected from damage during construction, or repairs shall be made to the satisfaction of the Tiburon Public Works Department.
 - b. Any proposal that would encroach onto the public right-of-way is not permitted. This would include fences, retaining walls and other structures.
 - c. Typical encroachments, such as driveway approaches, walkways, drainage facilities, and short-height landscaping, need to be processed through a standard Public Works encroachment permit application with plans for review.
10. The final landscape and irrigation plans must comply with the current water efficient landscape requirements of MMWD.
11. The project shall comply with the requirements of the California Fire Code and the Southern Marin Fire Protection District, including, but not limited to, the following:
 - a. A vertical overhead clearance of 13'6" shall be maintained free of obstructions above any roadbed (trees, brush, etc.)
 - b. A fire sprinkler system shall be required for this project, including the following:
 - i. If the combination of the addition, alteration or remodeling exceeds 50% of the floor area of the existing structure, the project is considered a "substantial remodel".
 - ii. Fire sprinkler coverage shall be provided throughout the entire structure according to Chapter 9 of the California Fire Code.
 - iii. Fire sprinkler system shall be installed according to NFPA 13D and Southern Marin Fire Standard 401.
 - iv. Plans for fire sprinkler design and hydraulic calculations shall be completed by a licensed C-16 sprinkler contractor and submitted to the Southern Marin Fire District, Fire Prevention Bureau for approval prior to

installation. Fire sprinkler design and installation shall conform to the provisions of the Southern Marin Fire District Standard 401 and NFPA standard(s) 13, 13D or 13R.

- c. All new exterior vents, eaves, siding and windows shall comply with CBC Chapter 7A, Ordinance 11-20.
 - d. Smoke and carbon monoxide detectors shall be installed in accordance with the California Building Code.
 - e. Noncombustible roofing is required and shall be provided as follows;
 - i. All new roofs shall be non-combustible.
 - ii. Roof repairs or replacement of less than 25% shall have no requirement. Repairs or replacement of 25% to 50% shall use Class C minimum roofing. Repairs of 50% or more shall use non-combustible roofing (Class A roof [for other than Group R Occupancies, a Class A or Class A assembly] as defined by the California Building Code).
 - iii. In no case shall the roofing material used be less fire resistive than the existing roof.
 - f. The applicant shall comply with California Fire Code and Public Resource Code 4291 requirements relating to the clearance of flammable brush and weeds. A minimum clearance of 30 feet from structures and 10 feet from roads and property lines shall be maintained.
 - g. This project shall comply with California Fire Code Chapter 33 – *Fire Safety During Construction and Demolition*. These requirements include but are not limited to Temporary Heating Equipment, Precautions Against Fire, Flammable and Combustible Liquids, Flammable Gases, Owners Responsibility for Fire Protection, Fire Reporting, Access for Fire Fighting, Means of Egress, Water Supply for Fire Protection, Standpipes, Automatic Fire Sprinkler Systems, Portable Fire Extinguishers, Motorized Construction Equipment, and Safeguarding Roofing Operations.
 - h. Fire access to the project as well as other surrounding properties shall be maintained at all times. Unapproved restrictions in roadway access shall result in citations and vehicles being towed at the owner’s expense.
12. The project shall comply with all requirements of the Richardson Bay Sanitary District.



TOWN OF TIBURON
 1505 Tiburon Boulevard
 Tiburon, CA 94920

Design Review Board Meeting
 July 21, 2016
 Agenda Item: **6**

STAFF REPORT

To: Members of the Design Review Board

From: Planning Manager Watrous

Subject: 4 Corte Las Casas; File Nos. DR2016063, VAR2016016 & FAE2016006; Site Plan and Architectural Review for the Construction of Additions to an Existing Single-Family Dwelling, with a Variance for Reduced Front Setback and a Floor Area Exception

Reviewed By: _____

PROJECT DATA

ADDRESS: 4 CORTE LAS CASAS
OWNER: BEN AND KRISTINE DOLLARD
APPLICANT: CHRISTIE TYREUS (DESIGNER)
ASSESSOR'S PARCEL: 038-301-14
FILE NUMBERS: DR2016063/VAR2016016/FAE2016006
LOT SIZE: 10,346 SQUARE FEET
ZONING: RO-2 (SINGLE-FAMILY RESIDENTIAL-OPEN)
GENERAL PLAN: M (MEDIUM HIGH DENSITY RESIDENTIAL)
FLOOD ZONE: X
DATE COMPLETE: JUNE 28, 2016

PRELIMINARY ENVIRONMENTAL DETERMINATION

Town Planning Division Staff has made a preliminary determination that this proposal would be exempt from the provisions of the California Environmental Quality Act (CEQA), as specified in Section 15303.

PROJECT DESCRIPTION

The applicant is requesting Design Review approval for the construction of additions to an existing two-story single-family dwelling on property located at 4 Corte Las Casas. Three bedrooms, two bathrooms and a master bedroom closet would be added to the second floor of the house. On the first floor, a portion of the front porch would be enclosed, a breakfast nook and bay window would be eliminated and a new trellis would be added to the rear. Six new skylights would be installed.

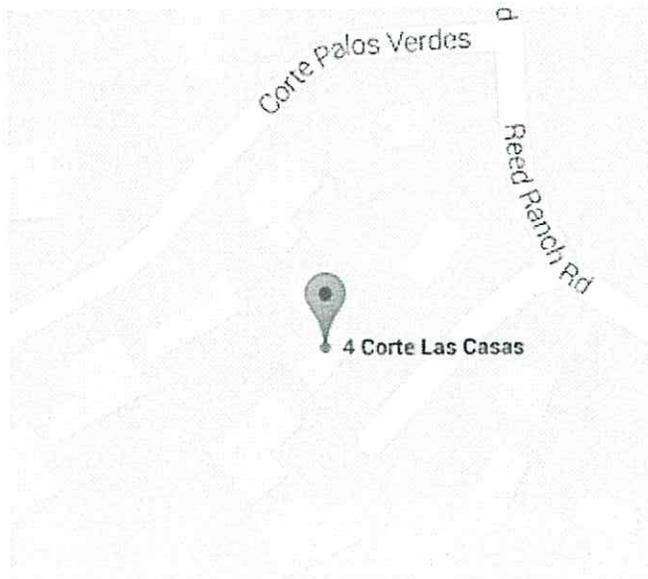
The proposal would increase the lot coverage on the site by 74 square feet to a total of 2,788 square feet (26.9%), which is greater than the 15.0 % maximum lot coverage permitted in the RO-2 zone. However, as less than 1.0% is being added to the existing lot coverage, which already exceeds the 15.0% maximum, a variance is not required for excess lot coverage

The floor area of the house would be increased by 916 square feet to a total of 3,640 square feet, which is 605 square feet greater than the 3,035 square foot floor area ratio for this site. The applicant has therefore requested a floor area exception.

A portion of one proposed second floor bedroom would extend to within 28 feet of the front property line. As a 30 foot front setback is required in the RO-2 zone, a variance is requested for reduced front setback.

A color and materials board has not been submitted, as the exterior of the proposed addition would match the colors and materials of the existing house.

PROJECT SETTING



The subject property is situated on a relatively level site midway up Corte Las Casas. Homes to the rear along Corte Palos Verde are situated at generally higher elevations. Mature vegetation extends along the rear and sides of the house.

ANALYSIS

Design Issues

The proposed additions would not likely create any view or privacy issues for other homes in the vicinity. Homes above the site on Corte Palos Verde sit at higher elevations and views of the addition would be screened by the dense vegetation to the rear of the house.

Most other homes along Corte Las Casas and Corte Palos Verde have two-story designs. Although some, like the existing subject residence, have smaller, partial second floors, some of the homes have much more substantial space on the second story.

Most homes in the immediate vicinity comply with the floor area ratio for their lots. Of the 16 homes along Corte Las Casas and Corte Palos Verde, only 2 homes exceed the FAR. The adjacent home at 6 Corte Las Casas has 4,729 square feet of floor area on a 12,600 square foot lot, which is 1,469 square feet over the FAR for that lot, and is the largest home on these two streets. The home at 3 Corte Palos Verde contains 3,592 square feet of floor area on a 12,312 square foot lot, which is 361 square feet above the FAR for that lot, and is currently the second largest home in the vicinity. All other homes along these two streets range in size from 2,397 to 3,367 square feet, on lots ranging from 10,346 square feet (the size of the subject property at 4 Corte Las Casas) to 25,200 square feet. The proposed additions would result in the subject house having the second largest floor area of the homes along Corte Las Casas and Corte Palos Verde on the smallest lot in the vicinity.

The existing house has three bedrooms on the first floor and a master bedroom suite upstairs. One of the existing first floor bedrooms would become part of the expanded family room, one bedroom would be converted into an office and the third bedroom is now shown as a guest room. As a practical matter, however, the additions would result in a six-bedroom house. The Design Review Board should consider the necessity of this number of bedrooms in light of the requested floor area exception.

The existing house has 7 skylights. The proposed project would add 6 more skylights, bringing the total number of skylights on this house to 13. Although the topography of the site and mature vegetation in the vicinity would likely limit the visibility of these skylights, the Design Review Board should consider whether this number of skylights is excessive.

Zoning

Staff has reviewed the proposal and finds that it is in conformance with the development standards for the RO-2 zone, with the exception of the requested variance for reduced front setback and the floor area exception.

In order to grant the requested variance, the Board must make all of the following findings required by Section 16-52.030 (E) of the Tiburon Zoning Ordinance:

- 1. Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of this Ordinance will deprive the applicant of privileges enjoyed by other properties in the vicinity and in the same or similar zones.***

The 10,346 square foot size of the lot is much smaller than the 20,000 square foot minimum lot size required in the RO-2 zone, and is the smallest lot in the immediate vicinity. Portions of the existing house are situated within the required

front setback. However, the design of the portion of the second story that would extend into the required front setback is not dependent on the location of the existing house and there is adequate space on a lot of this size to support an addition which would comply with the required setbacks. Therefore staff does not believe that these physical characteristics would create special circumstances that would deprive the applicant of privileges enjoyed by other properties in the vicinity and in the same or similar zones if the minimum front setback requirement is strictly applied.

2. ***The Variance will not constitute a grant of special privileges, inconsistent with the limitations upon other properties in the vicinity and in the same or substantially the same zone.***

Numerous other properties in the RO-2 and similar zones have been granted variances for reduced front setback. However, in most instances such variances are granted to align with an existing house footprint or due to topographical constraints on the location of future additions. Therefore, the requested variance would appear to be a grant of special privileges, inconsistent with the limitations upon other properties in the vicinity and in the same or substantially the same zone.

3. ***The strict application of this Zoning Ordinance would result in practical difficulty or unnecessary physical hardship. Self-created hardships may not be considered among the factors that might constitute special circumstances. A self-created hardship results from actions taken by present or prior owners of the property that consciously create the very difficulties or hardships claimed as the basis for an application for a Variance.***

Staff therefore does not believe that the strict application of the minimum front setback requirement would result in practical difficulty or unnecessary physical hardship. As noted above, the existing house is developed to near its maximum floor area and over the maximum lot coverage. It would not be a practical difficulty or an unnecessary hardship to preclude the applicants from essentially adding a sixth bedroom to this dwelling.

4. ***The granting of the variance will not be detrimental to the public welfare or injurious to other properties in the vicinity.***

As noted above, the proposed project would not create view and other visual impacts for other homes in the vicinity.

In order to grant the requested floor area exception, the Design Review Board must make the following findings as required by Section 16-52.020(I[4]) of the Tiburon Zoning Ordinance:

1. ***The applicant has demonstrated that the visual size and scale of the proposed structure is compatible with the predominant pattern established by existing structures in the surrounding neighborhood.***

The proposed second story addition would be consistent with the predominant pattern of substantial two-story structures in the surrounding neighborhood.

2. ***The applicant has demonstrated that the proposed structure is compatible with the physical characteristics of the site. The characteristics include, but are not limited to, shape and steepness of the lot, ease of access, and the presence of natural features worthy of retention, such as trees, rock outcroppings, stream courses and landforms.***

The proposed additions would result in a house design that is more vertical on the lot and less compatible with the generally level terrain of the subject property.

From the evidence provided, Staff believes that there is insufficient evidence to support the findings for the requested variance and floor area exception. It should also be noted that the Design Review Board has generally not supported floor area exceptions in connection with a house that so far exceeds the maximum lot coverage requirement.

Public Comment

As of the date of this report, no letters have been received regarding the subject application. Staff notes that the story poles were not erected 10 days prior to the meeting, which may have limited the public input on this application.

RECOMMENDATION

The Design Review Board should review this project with respect to Zoning Ordinance Sections 16-52.020 (H) (Guiding Principles) and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15303. If the Board agrees with staff's conclusions, it is recommended that the application be continued to the August 18, 2016 meeting, with specific direction regarding substantial project design changes to be made. If the Board wishes to approve the application, it is recommended that the attached conditions of approval be applied.

ATTACHMENTS

1. Conditions of approval
2. Application and supplemental materials
3. Submitted plans

Prepared By: Daniel M. Watrous, Planning Manager

Vice Chair Emberson noted that a 4,900 square foot house was being proposed and she questioned whether the DRB would approve a new house of that size. She said that she was bothered by the incremental increase in size and said that she could not make the findings to grant the floor area exception and would not usually approve a house so far over the FAR and lot coverage. She felt that the glazing on the stairwell was too large and suggested that some of the glazing on the east side could be reduced and screening landscaping be installed.

Boardmember Cousins agreed that if this proposal came to the Board as a new house they would not approve it, but noted that the addition would be excavated beneath the house. He said that he was not as concerned about the windows because there is a huge difference in elevation between the properties and a lot of screening. He said that the size of the stairway window should be reduced and the closet window eliminated.

Boardmember Chong stated that he would like to see a skylight replace the closet window and a landscape plan that would keep the existing screening in place. He said that he would also like to see about a 25% reduction in the size of the stairway window.

Chair Kricensky said that he has seen too much incremental building in Tiburon and the lot is already overbuilt, and he did not think more was needed. He said that the window in the stairway should mainly let in light and could be designed to frame the view of the hillside and not of the neighbor's house and therefore reduce its intrusiveness.

ACTION: It was M/S (Chong/Emberson) that the request for 9 Audrey Court is exempt from the California Environmental Quality Act and to approve the request, subject to the attached conditions of approval, and the additional conditions of approval to submit a landscaping plan to be reviewed by staff with an emphasis on keeping screening from Lyford Drive in place; to reduce the stairway window by 50% and redesign it to frame the hillside view from the top of the stairs; and to replace the closet window with a skylight. Vote: 4-1 (Kricensky opposed).

- 6. 4 CORTE LAS CASAS:** File Nos. DR2016063, VAR2016016 & FAE2016006; Ben and Kristine Dollard, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Variance for reduced front setback and a Floor Area Exception. The floor area of the house would be 3,640 square feet, which is 605 square feet greater than the 3,035 square foot floor area ratio for this site of the site. The addition would extend to within 28 feet of the front property line, which is less than the 30 foot front setback required in the RO-2 zone. Assessor's Parcel No. 038-301-14.

The applicant is requesting Design Review approval for the construction of additions to an existing two-story single-family dwelling on property located at 4 Corte Las Casas. Three bedrooms, two bathrooms and a master bedroom closet would be added to the second floor of the house. On the first floor, a portion of the front porch would be enclosed, a breakfast nook and bay window would be eliminated and a new trellis would be added to the rear. Six new skylights would be installed.

The proposal would increase the lot coverage on the site by 74 square feet to a total of 2,788 square feet (26.9%), which is greater than the 15.0 % maximum lot coverage permitted in the

RO-2 zone. However, as less than 1.0% is being added to the existing lot coverage, which already exceeds the 15.0% maximum in the RO-2 zone, a variance is not required for excess lot coverage.

The floor area of the house would be increased by 916 square feet to a total of 3,640 square feet, which is 605 square feet greater than the 3,035 square foot floor area ratio for this site. The applicant has therefore requested a floor area exception. A portion of one proposed second floor bedroom would extend to within 28 feet of the front property line. As a 30 foot front setback is required in the RO-2 zone, a variance is requested for reduced front setback.

Christie Tyreus, designer, said that they plan to remodel the existing house and are requesting a floor area exception. She said that the 30 foot front setback would clip the front edge of the addition. She said that the owners have 3 small children and would like to have 3 bedrooms and the master bedroom upstairs. She said that the second story would be pulled back from the edges of the first story on all sides to reduce the effect of the massing from neighboring properties. She said that they designed the proposal to be very similar to other two-story houses across the street and next door and that the floor area would also be in line with neighboring houses. She said that they talked with neighbors on all sides and incorporated their input.

Boardmember Tollini asked why the third bedroom needed to come into the setback. Ms. Tyreus said that it was an aesthetic decision to keep the room in the same plane as below.

There were no public comments.

Boardmember Cousins said that he struggled with the variance and floor area exception because the house already exceeds the lot coverage and would be 20% over the FAR. He noted that usually variances are granted to keep a house to a single story, yet this is already two stories. He said that the additions would not affect anyone but would almost fill the site. He said that this would overdevelop the site and would be too big.

Vice Chair Emberson agreed with Boardmember Cousins and said that the house is too close to the street and covers too much of the lot. She felt that this would be overbuilt and she could not make the findings for the requested variance or floor area exception.

Boardmember Tollini said that the lot coverage was a non-issue. He agreed with staff's findings for the floor area exception that the project would be consistent with other two-story homes in the area. He said that the redwood trees are massive and the story poles do not make the house feel more vertical. He said that the current layout is impractical for a family with the master suite on the second floor. He believed that the proposal would look more complete and appropriate than what currently exists and look good from an architectural standpoint. He felt that it was a reasonable request to come 2 feet into the setback in order to have a reasonable sized bedroom on the same story as the others. He added that there is a significant buffer between the house and the curb and the house is already in the setback, so he could make the findings and support the project.

Boardmember Chong said that he liked the renderings and how the addition would tie the house together, but he struggled with the numbers provided by staff regarding houses of similar lot size. He said that this would be the second largest home in the area on the smallest lot. He noted that this would be 600 square feet over the floor area ratio and the house felt significantly larger than other homes in the area.

Chair Kricensky said that he went back and forth on this project. He noted that the lot is significantly smaller than others in the vicinity. He said that the proposed house size would be compatible with others in the area, but the lot is smaller and that makes it feel big. He noted that the house would have 27% lot coverage along with a second story.

Boardmember Chong noted that no objections were received from neighbors and said that he supported the project because the new design will be a tremendous improvement from what is existing.

Boardmember Cousins said that when he viewed the story poles he felt that the project would use up the entire lot coverage and it was too much as it is already over the lot coverage and would put a much larger house on a small lot. He believes that the house is already at its maximum size. Chair Kricensky agreed that the lot is overbuilt. The Board suggested reducing the size of the additions substantially so that it would be as close to the FAR as possible.

ACTION: It was M/S (Emberson/Cousins) to continue the application for 4 Corte Las Casas to the August 18, 2016 meeting. Vote: 5-0.

7. **480 IRVING COURT:** File Nos. DR2016066, VAR2016017 & VAR2016018; Junzhe Miao, Owner; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with Variances for reduced side setback and excess lot coverage. The floor area of the house would be 2,563 square feet and the lot coverage on the site would be 2,985 square feet (36.1%), which is greater than the 30.0 % maximum lot coverage permitted in the R-1 zone. The proposed addition would extend to within 7 feet, 8 inches of the right (west) side property line, which is less than the 8 foot side setback required in the R-1 zone. Assessor's Parcel No. 034-251-15.

The applicant is requesting Design Review approval for the construction of additions to an existing one-story, single-family dwelling on property located at 480 Irving Court. The project would expand the house to the front and rear. The project would add a master bedroom suite, one bathroom, a dining room, entry and den, and would expand the great room. A solarium at the rear of the house would be removed. The roofline would be reconfigured, with the maximum height increasing from 13 feet to 17 feet, 6 inches. Three new skylights would be installed.

The floor area of the house would be increased by 1,361 square feet to a total of 2,563 square feet, which is 264 square feet less than the 2,872 square foot floor area ratio for this site. The proposal would increase the lot coverage on the site by 1,281 square feet to a total of 2,985 square feet (36.1%), which is greater than the 30.0 % maximum lot coverage permitted in the R-1 zone. As a result, a variance is requested for excess lot coverage.