

Convy -Malekzadeh Variance request

1153.05 (b)(3) Maximum lot coverage

1153.09 (a) Height of principal building

Variance of maximum lot coverage:1153.05 (b)(3) Maximum lot coverage

Existing Lot Area 5,330 SF

Allowable Lot Coverage (28%) 1,492 SF

Proposed Lot Coverage (31%) 1,605 SF Actual proposed lot coverage is 30.1%

Variance of Height :1153.09 (a) Height of principal building

We have modified our submittal to reflect the responses to the concerns voiced at our previous BZA meeting. I will include the previous narrative for reference.

We have eliminated the front yard variance previously requested.

We have reduced the height variance requested from 10' to 8'-6" . Much of the conversation revolved around the form of the building and that the height was as much the perception of the height because of the massing. To respond to this we have stepped the building back from both the Frazier side and the Yacht club side to reduce the appearance of height. We have also stepped the entrance form back at the front entrance façade and lowered it significantly. The result is a massing that is more respectful of the stepping back of a traditional gabled roof. We have modified balconies and roof overhangs on both principal facades to reduce their impact visually and the stepping back of these forms helps to reduce the perception of height. The composition of the windows also has changed to bring the scale down.

The perception of height has been modified so that the upper floor that is stepped back has been changed to a dark material that falls back -like a shingled roof does. We have included comparison renderings from each viewpoint to illustrate the changes in the way the house is proposed.

On both the front and back the stucco bands that formed made the main elements have been dropped down to reflect the lower scale of the forms. The renderings from the front and back included to show the elevations of the house don't show all of the surrounding trees so that the house can be understood better. When the actual trees are included on

both Frazier and Yacht Club are included the house becomes much more obscured. We have included the comparison photos and renderings at the end of the set. Of significance is the view coming north on Frazier, where the neighbor's parklike setting hides most of the south elevation. We understand that trees on our property will be removed, but landscaping will return to buffer the views on yacht Club. We also indicated a couple of longer views from the north showing basic massing of neighbors' houses.

The code requires a maximum height of 25' to the mean of a sloped roof-we are proposing a **maximum height of 33'6"** which is to highest point of a low sloped roof. The variance would result in a similar overall height as the sloped roof requirement-but in a different form of structure and composition.

The lot is on the east side of Frazier drive and fronts on both Frazier and yacht Club Drive. It is a narrow lot (42') and has a very steep slope (55' grade change from Frazier Dr. to Yacht Club Dr.) Frazier Drive has a wide variety of houses of different ages, styles and orientations-it is a very eclectic mix. The houses on the east side of Frazier typically are close to the street and have dramatic views to the river and lake.

In studying the site we considered designing the house to front on either Frazier Drive or Yacht Club Drive. If we located the house on Yacht Club, the house would sit a great deal lower and would not make the most of the view and the walkable Frazier neighborhood. The Yacht Club orientation would also greatly impact the neighbor to the south. We determined that building off of Frazier was the better overall approach. The variances are required to construct the house in order to feasibly create a residence that responds to that location and opportunities that the site offers. Without the variances, the investment would not be justified.

The variances are the minimum required to construct the house in a logical manner. The maximum lot coverage variance is requesting 3% above the mandated 28%. this lot is very small in width and area, the variance that we are requesting amounts to roughly 113 SF of lot area.

The height variance relates to more of how the height is calculated rather than the overall height of the house. The code defines the maximum height of a house as 25' to the mean of a sloped roof-it does not limit the overall ridge height or massing of a structure. This code doesn't relate to flat roofed or low sloped roof as well. **Our proposed height of 33'-6" is consistent with many traditional ridge heights of residences.** This variance is required because we are approaching this house stylistically different. We are stepping the house away from Frazier Dr, much the way a sloped roof would work. the massing along the street edge is similar to a 2 1/2 story traditional house. We are locating the house 20' back from