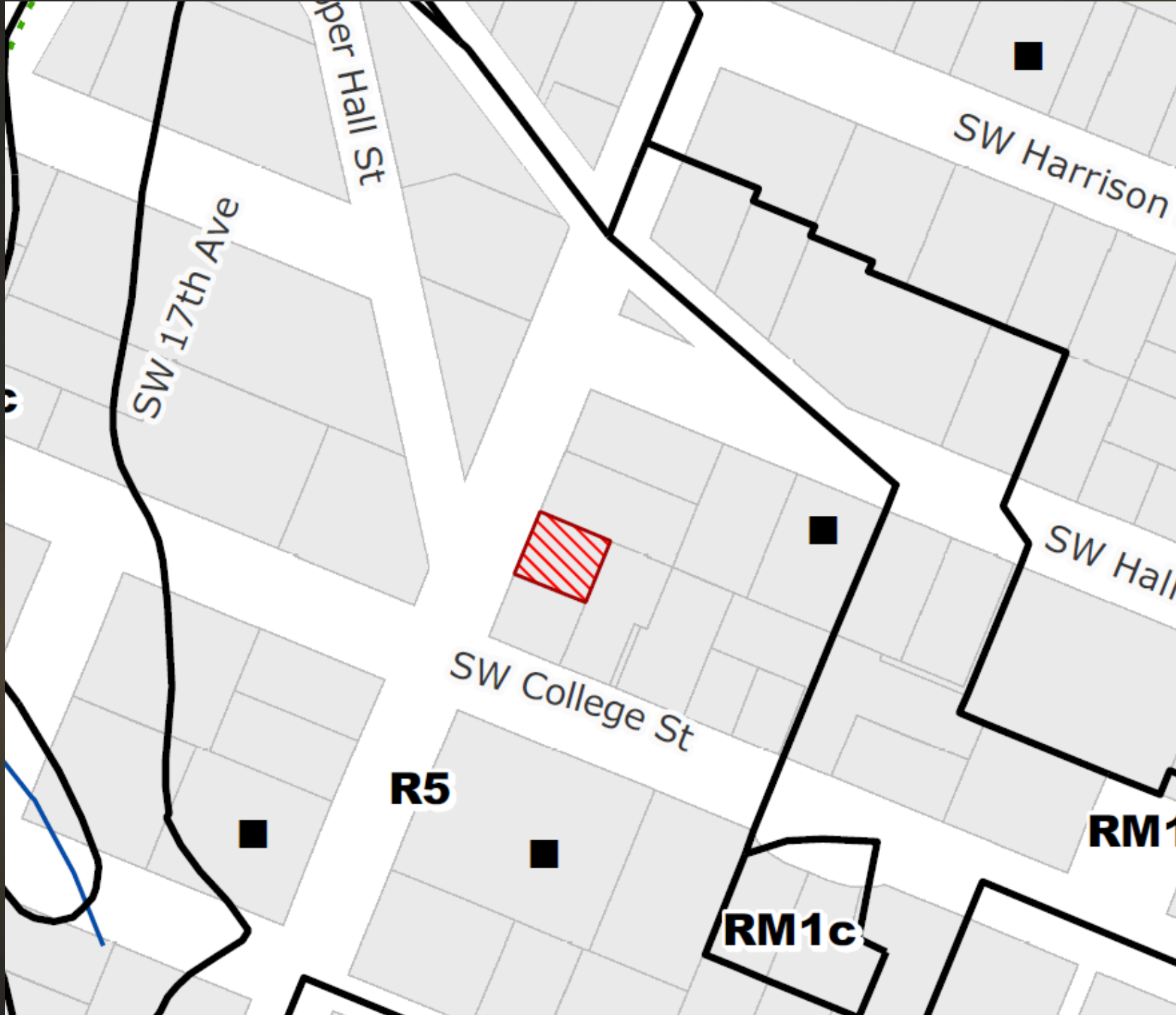


LU 20-134213 AD appeal

BDS STAFF PRESENTATION TO ADJUSTMENT COMMITTEE

FEBRUARY 2, 2021

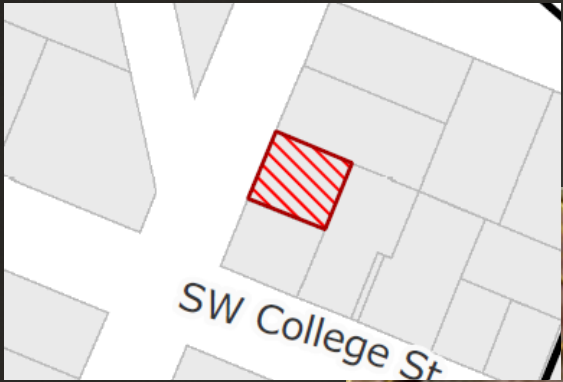


Site Location

Vacant lot near intersection of SW Upper Hall St. and SW College St.

Zoning

R5 – single-dwelling residential





site



Google

site



SW Upper Hall St.

← site

SW Upper Hall St.





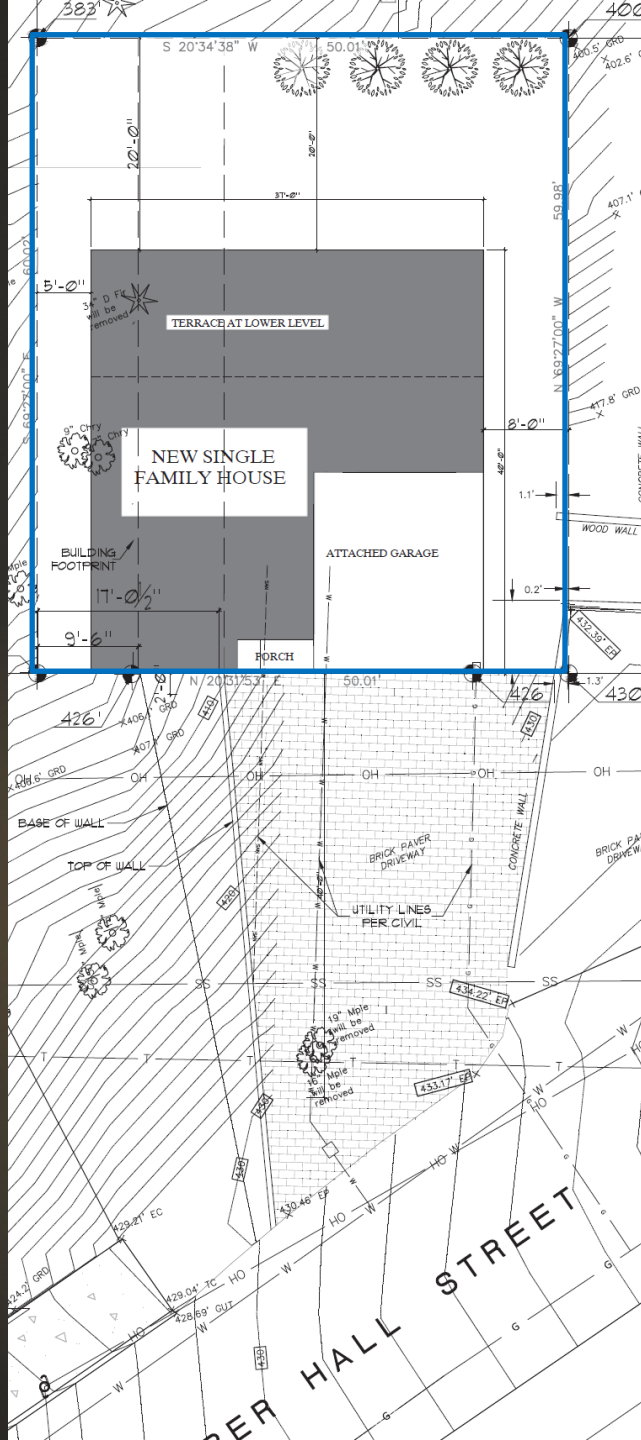
site

SW Upper Hall St.



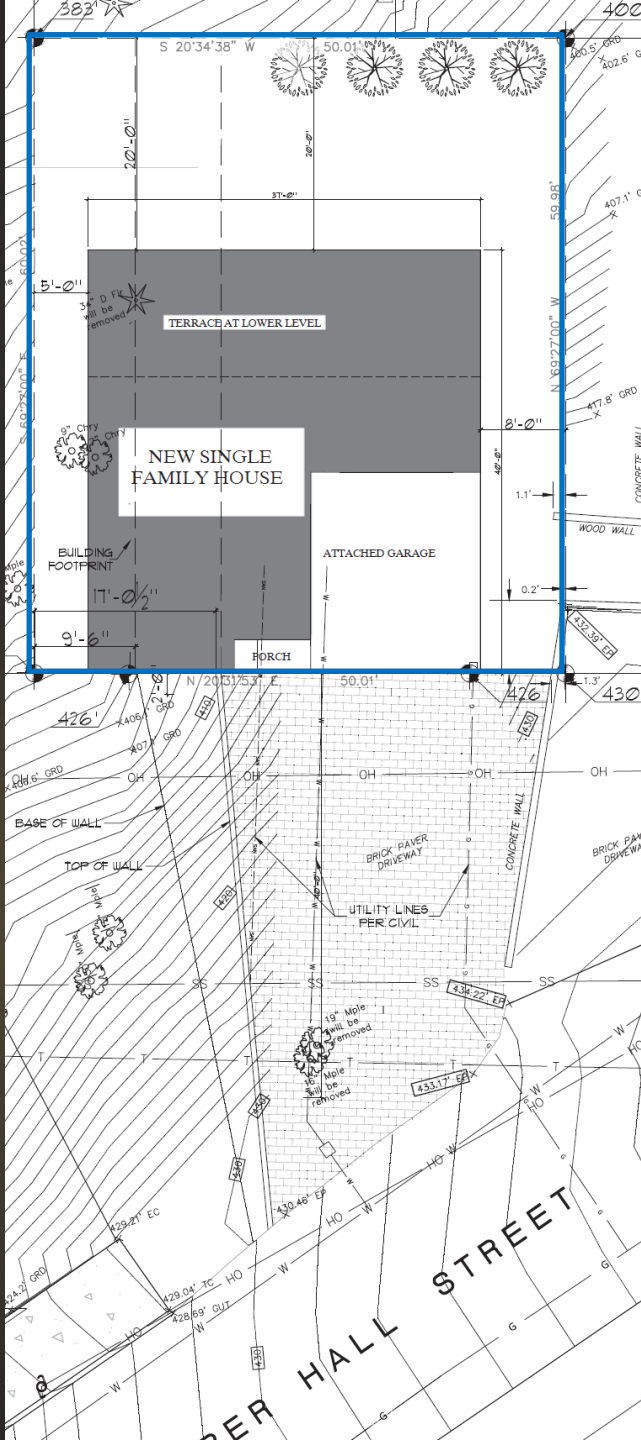
site

SW Hall St.



Adjustments approved by BDS staff:

- reduce the minimum 10-foot front building setback and the 18-foot garage entrance setback to zero
- increase the maximum building height from the average elevation of the northwest and southwest lot corners from 23 feet to 37.2 feet



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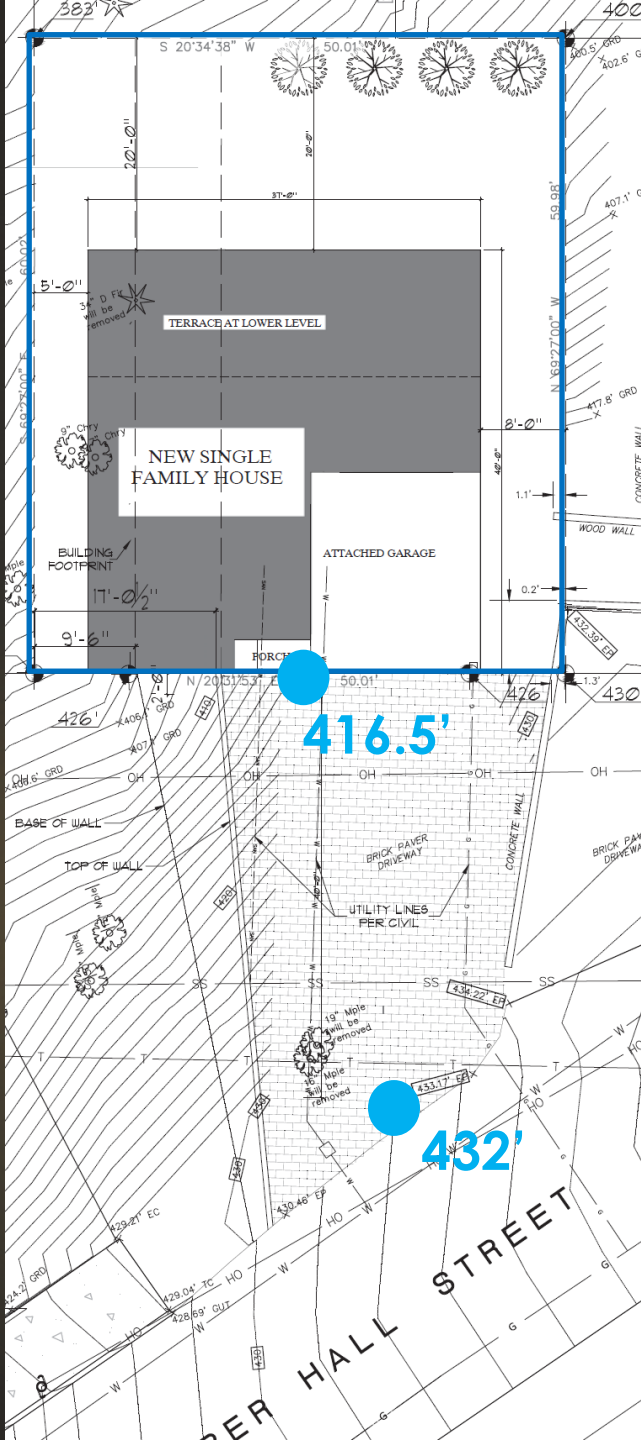
applicable approval criteria (33.805.040):

1. Granting the Adjustment will equally or better meet the purpose of the regulation to be modified.

Purpose statement for R5 zone height standard:

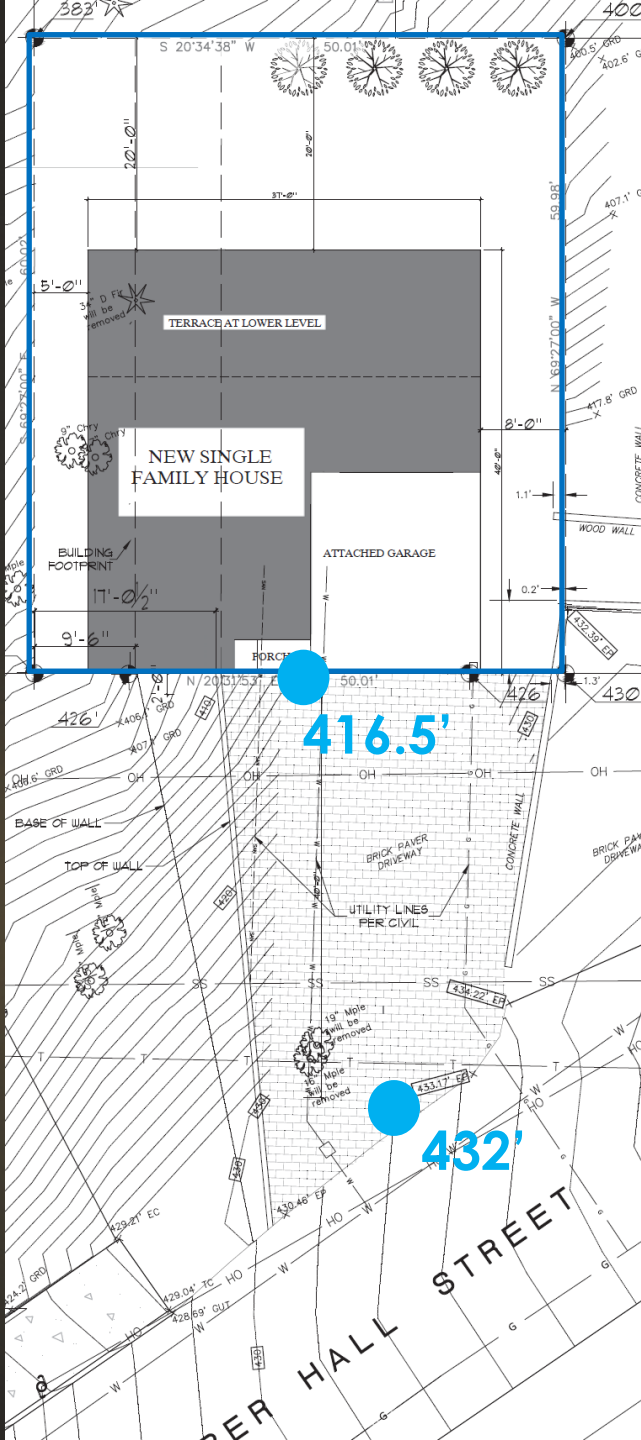
The height standards serve several purposes:

- *They promote a reasonable building scale and relationship of one residence to another;*
- *They promote options for privacy for neighboring properties; and*
- *They reflect the general building scale and placement of houses in the city's neighborhoods.*



R5 zone maximum building height for lots sloping downward from the street with 20% or greater average slope:

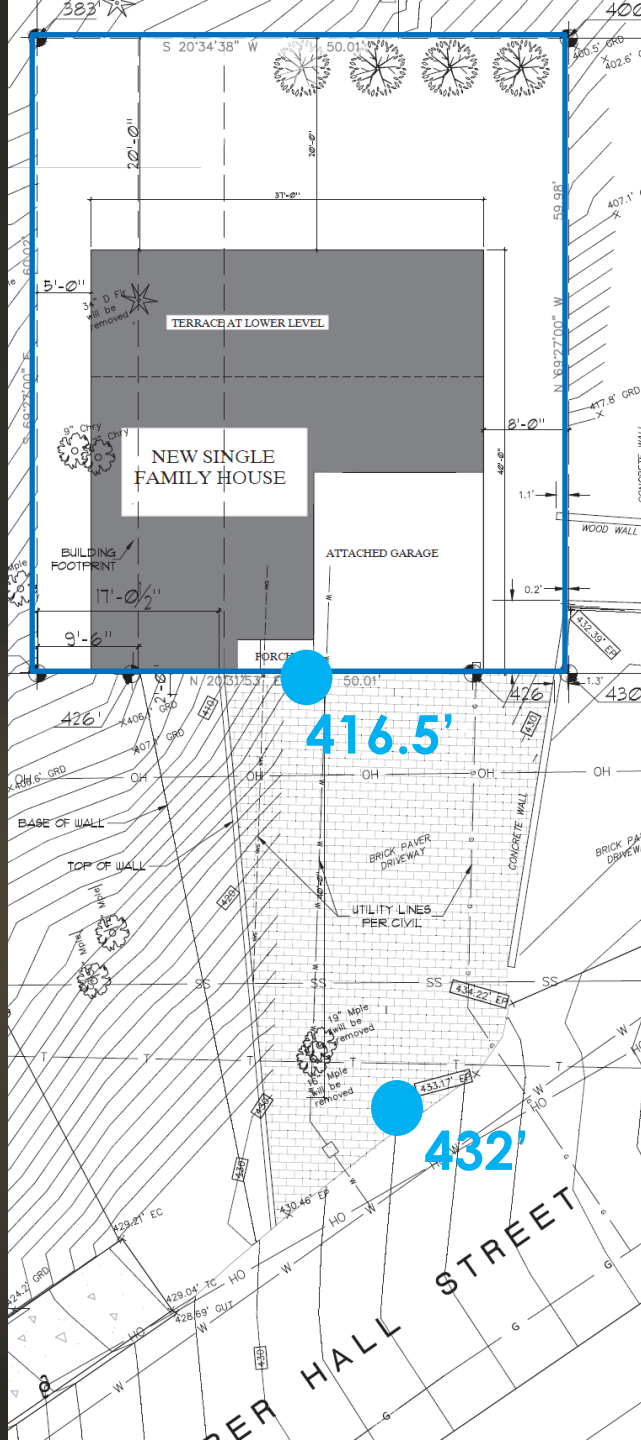
23 feet above the “average grade of the street”



R5 zone maximum building height for lots sloping downward from the street with 20% or greater average slope:

23 feet above the “average grade of the street”

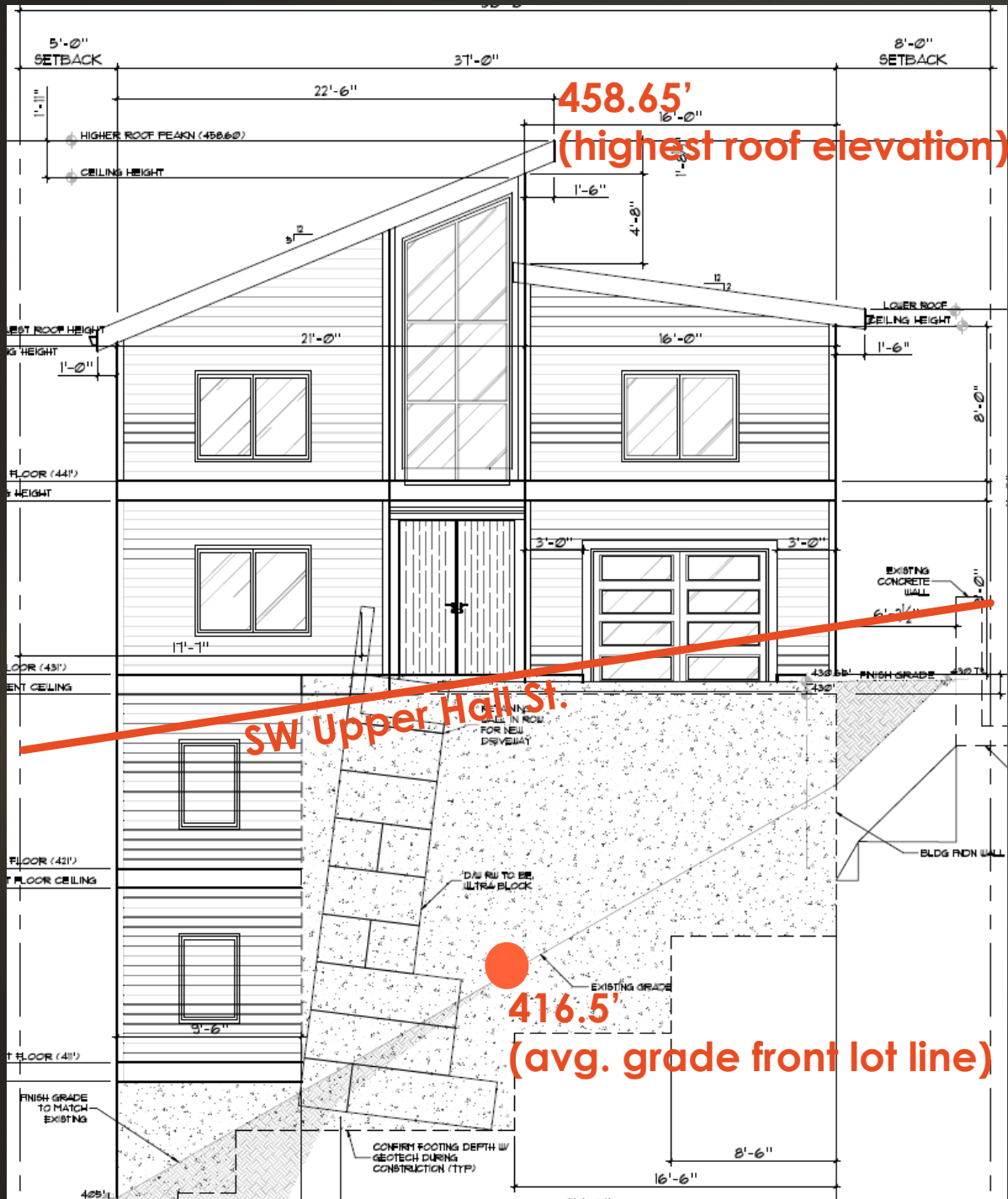
With no Adjustment, exposed height above the street could be no more than 7.5'.



BDS staff interpretation:

Building height consistent with the intent of the standard must be:

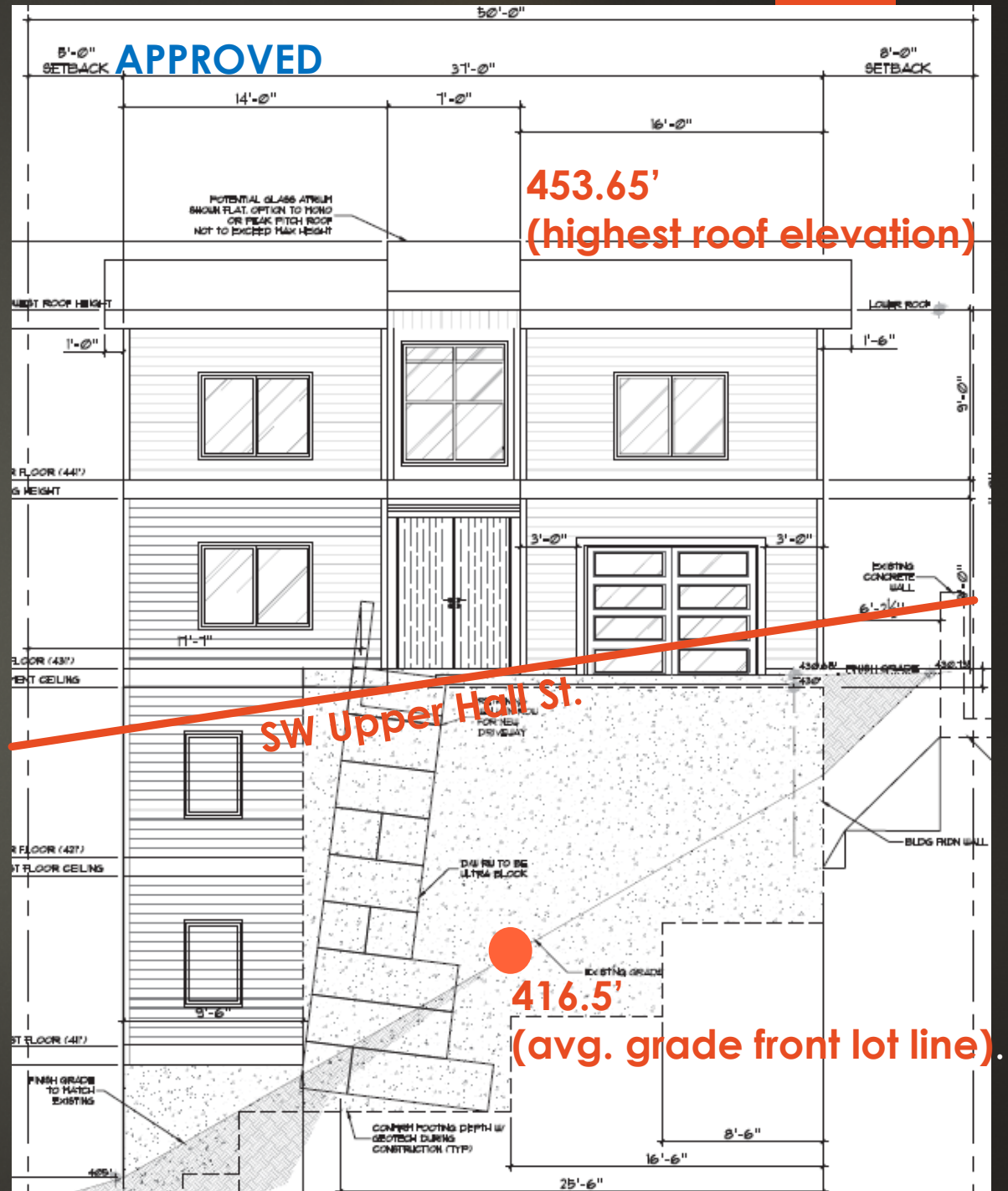
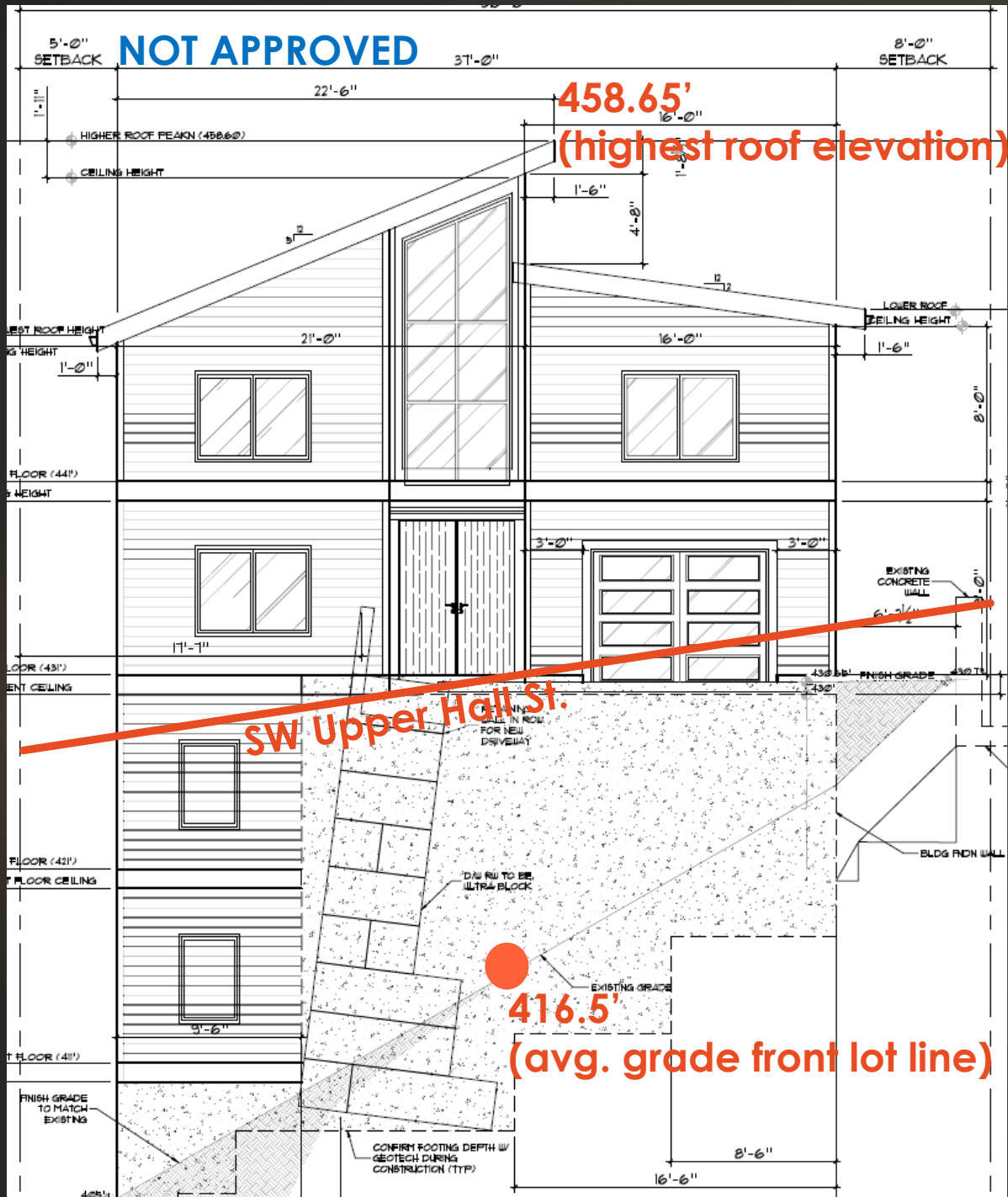
- no taller than 23 feet above SW Upper Hall Street (2-story scale); and
- as low as possible for a 2-story scale above the street, in order to minimize the scale difference with comparably situated homes nearby that extend only a single story above the street.

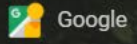


SW Upper Hall St.

416.5'
(avg. grade front lot line)





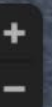
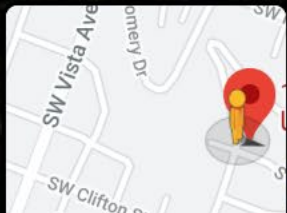


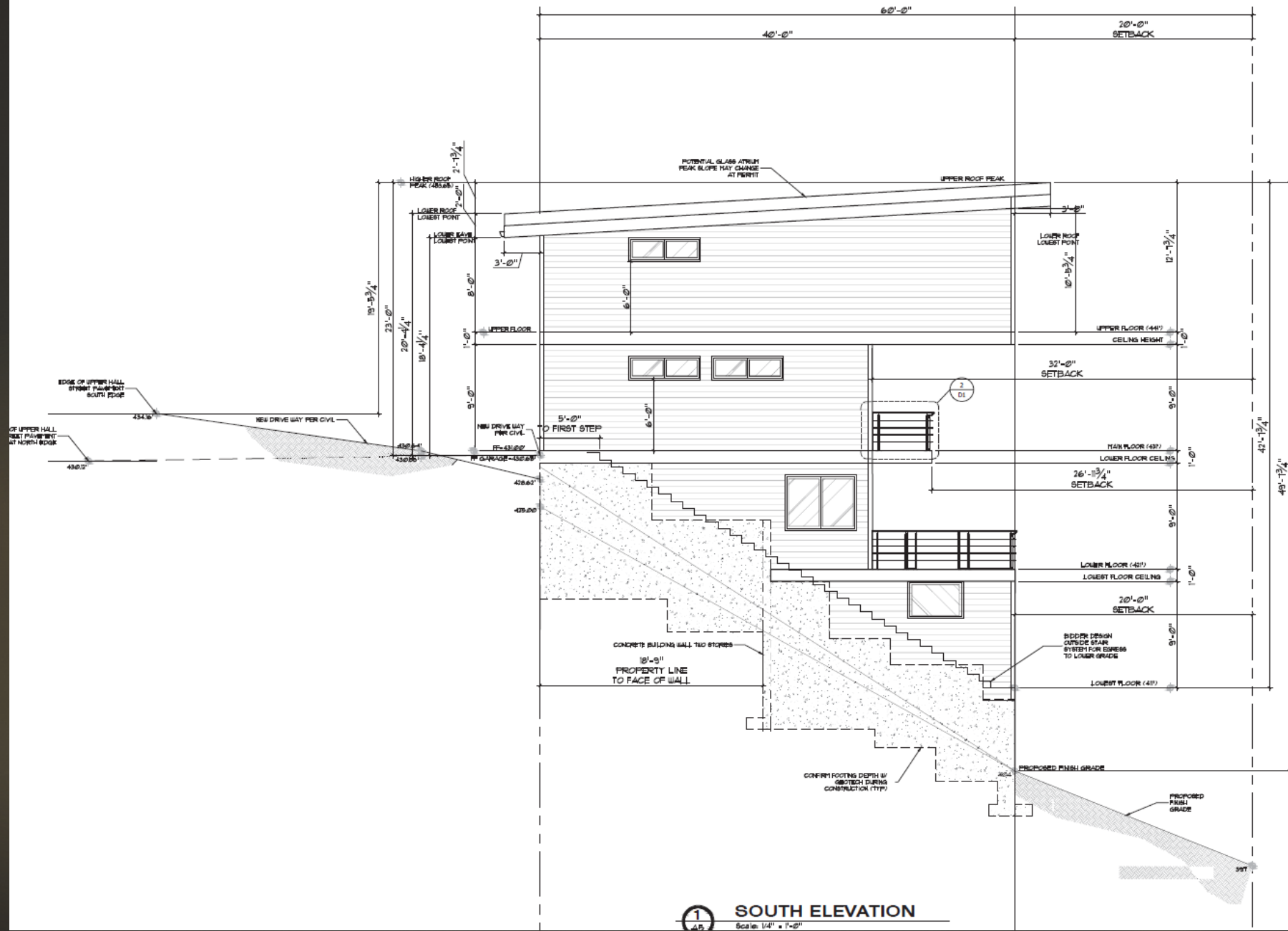
Google



Street View

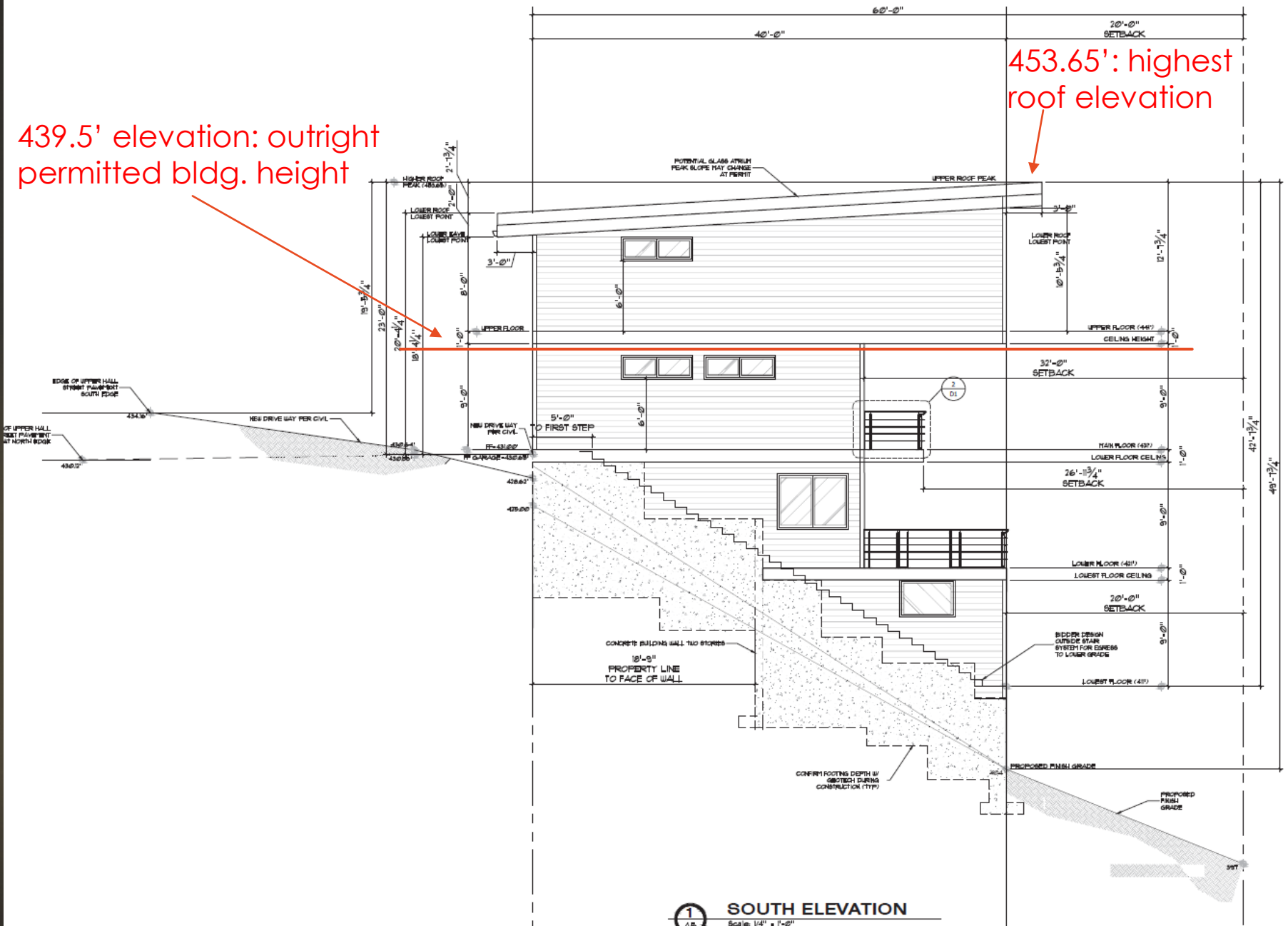
approximate roof elevation



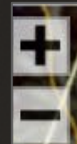


439.5' elevation: outright permitted bldg. height

453.65': highest roof elevation



1 SOUTH ELEVATION Scale: 1/4" = 1'-0"



1597

SW Upper Hall St

1510

College St

1525

1517

SW 16th Ave

1598

1525

20m

90ft

1610

430

420

410

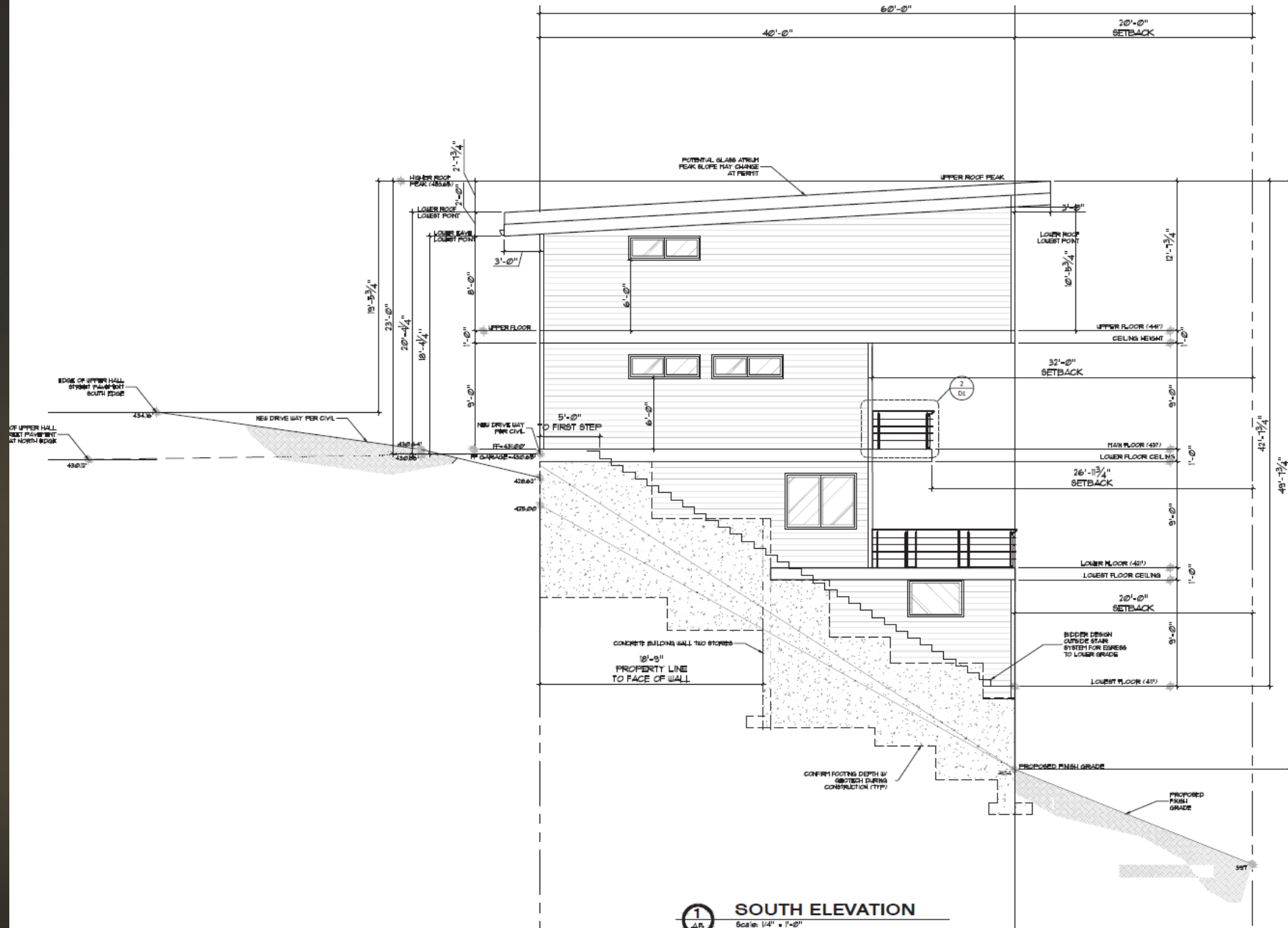
440

450

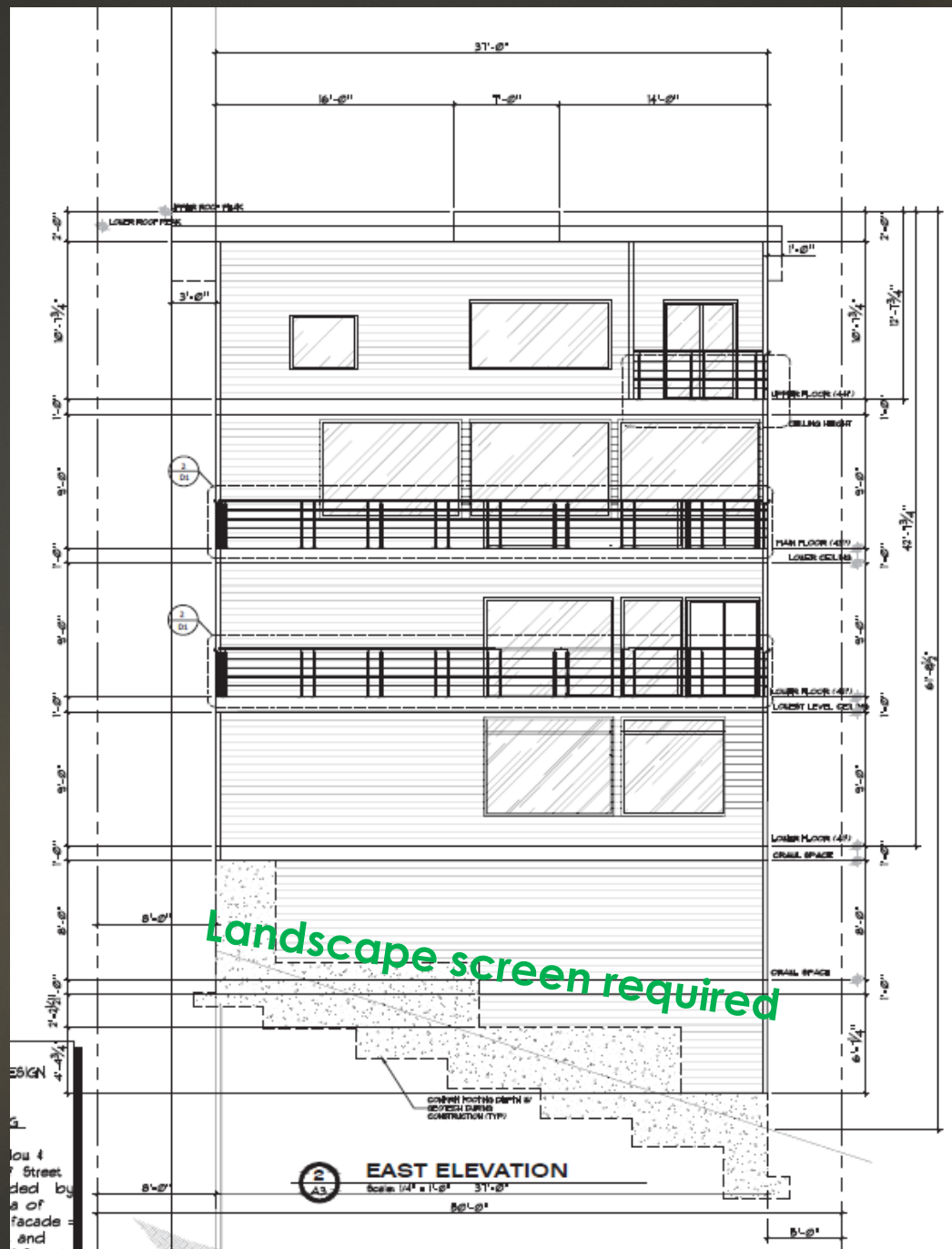
417

applicable approval criteria (33.805.040):

2. The proposal will not significantly detract from the livability or appearance of the residential area.



1
AB **SOUTH ELEVATION**
 Scale: 1/4" = 1'-0"



DESIGN
 4'-0 1/2"
 you 4
 Street
 ded by
 s of
 facade
 and

2
 AS

EAST ELEVATION

Scale: 1/4" = 1'-0"

31'-0"



applicable approval criteria (33.805.040):

3. The cumulative effect of the Adjustments results in a project which is still consistent with the overall purpose of the zone.

applicable approval criteria (33.805.040):

4. Any impacts resulting from the Adjustment are mitigated to the extent practical.

BDS staff decision:

Approval with conditions:

- bottoms of south-facing windows in the two upper stories must be at least 6 feet above the floor
- continuous landscaping screen must extend across the ground-level, east wall, with trees or shrubs between 8' and 20' tall