

# WILLIAM JOHN HAWKINS, III, ARCHITECT, FAIA

## COMMENTS, LETTER OF CHARLES MARTIN IN REGARD TO THE ST ANDREWS CONDOMINIUMS

**NOTE:** Adjustments have been requested for The St Andrews Condominium proposal because of the property has a rise of nearly 60 ft. from S.W. 18th Avenue, at its intersection with S.W. Mill St. Terrace, to Montgomery Drive above at the S.E. corner of the property. Because of the steep rise, the plan of the building has been brought north and west, toward the street and away from the cliff, alleviating the site conditions and allowing a building to be constructed on the property.

The following are comments related to the points in Mr. Martin's letter. A Site Plan site shows the locations of the "Association," "Cable Village," and the "Carlisle" condominiums in the immediate vicinity.

**ITEM 1, REDUCED FRONT SETBACK:** The purpose of the setback above 25 ft. is generally to increase light and air on the street. It is appropriately applied to the Associations and Cable Village Condos, located on the narrow, 30 ft. wide, street in front of their units. The St Andrew Condominiums is located on the 60 ft. st. right-of-way at the bottom of Mill St. Terrace, and with no possibility of buildings to the West. Given the wider street, The St Andrews can provide a much more comprehensive front landscapings due to the increased st. width, particularly in comparison to the few plantings of the Association and Cable Village. This is in "the spirit" of R-1 Zoning.

**ITEM 2, FOOTPRINT:** The Association condominiums, which Mr. Martin represents, share the same steep hillside, but have property configurations completely different. Its three units are arranged along a frontage nearly two and one half times longer than that of The St Andrews Condominiums property and have drive-in/back-out parking. The St Andrews' plan is to have drive-in/drive-out parking, a much safer relationship to pedestrians. To accomodate cars for the units, most of the site is devoted to parking requirements, which cut into the hillside. While the roof/terrace of the parking is included in the Percent of Lot coverage, the actual building, where the living units are located, has a less that 60% lot coverage. Had the car parking at the First Floor been left uncovered, the remaining building would have been within the code requirement. This landscaped roof/terrace would be more attractive to the neighbors than leaving it uncovered (and is almost entirely beneath current grades at this segment of the property).

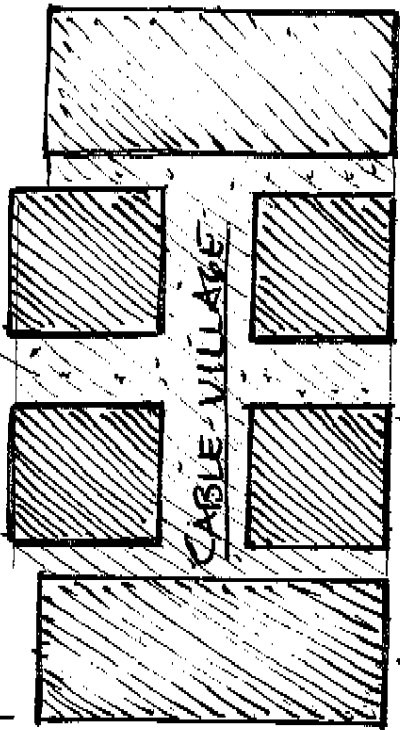
**ITEM 2, BULK:** The "bulks" of the Carlisle and the Cable Village Condominiums, across S.W.18th Ave., are each significantly larger than that of The St Andrews. The combined bulk of the three Association buildings is greater than that of the St. Andrews, but arranged horizontally, not vertically. As for height, The absolute height of the Carlisle Condominiums above the same datum point at the foot of Mill St. Terrace is actually higher than The St Andrews, due to the steep rise in 18th Avenue.

**ITEM 3, SIGHTLINES:** The view north from the Association's north unit will not be altered anymore than it is now due to the fact that there are no buildings in the public street right-of-way. Existing trees in the planting area on the right of way do shield views to the northeast, across the The St Andrews property. However, Codes do not protect views across neighboring properties, should there be one. As for privacy, the "loss of privacy" is no greater for the Association condominium looking northeast than it is across the street to the Cable Village Condominiums.

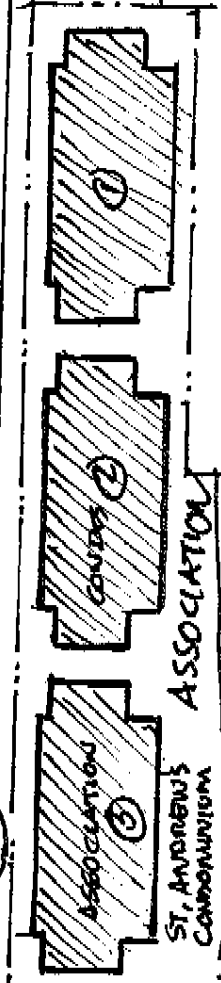
**ITEM 3, "OTHER SITUATIONS ARE ADDRESSED THROUGH SPECIAL STANDARDS OR EXCEPTIONS:"** The site of The St Andrew's Condominiums has all the constraints for which the basic rationale of "adjustments" were created. The property is not a "flat, regularly shaped lot." Based on the size of the lot, additional units could have been planned for the property, but the Owner has chosen 4, stacked, instead of row-house plans, which would require backing into the street. In summation, these units offer a pleasant, planted areas in front, the setback is mitigated by the fact that no other buildings can ever be placed across the street due to Mill St. Terrace, the height in totality is no greater than than of the Carlisle Condominiums from the same base point, and the "bulk" is less that that of the Cable Village and Carlisle Condominiums,

PARKING BELOW TERRACE

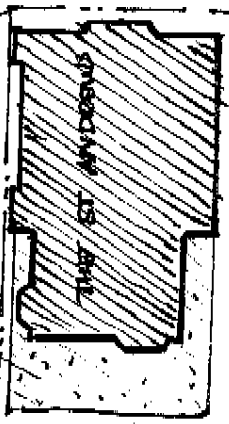
PARKING  
S.W. MILL ST. TERRACE



S.W. 18<sup>TH</sup> AVENUE

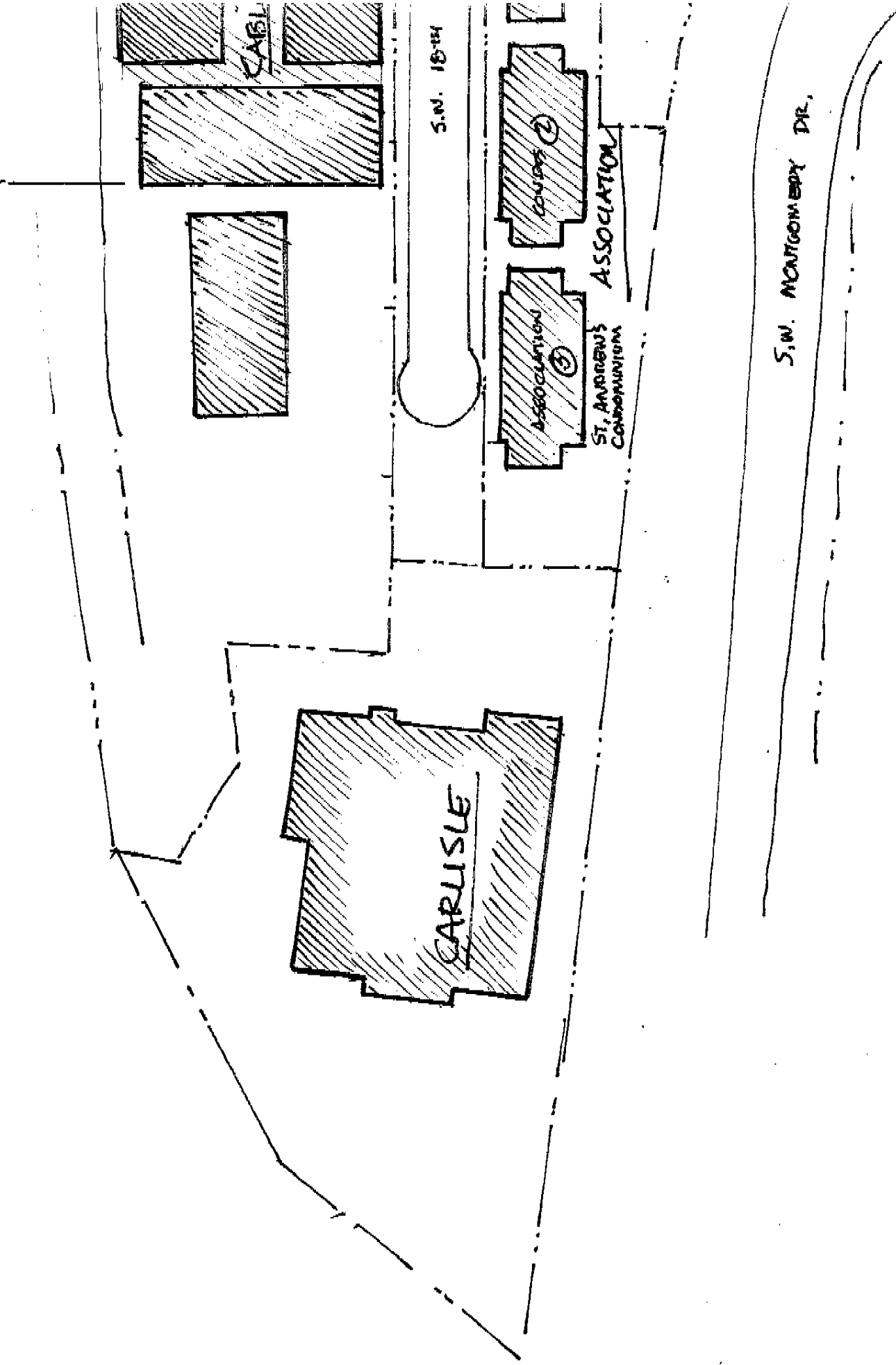


PARKING BELOW TERRACE



S.W. MONTGOMERY DR.

① S. END OF S.W. 18<sup>TH</sup> AVE



SITE PLAN @ S. END OF S.W. 18TH AVE

1/40" = 1'-0"