

**Infill Task Force
March 18, 2008
Meeting Notes**

Task Force Members Present:

Stew Dunn
Maria Wasowski
Mary Konsoulis
Lee Weber
Ken Billingsley
Dave Brown
Steven Koenig
Gaver Nichols
Lisa May

Staff Present:

Faroll Hamer
Stephen Milone
Peter Leiberg
Valerie Peterson
Mary Christesen
Hal Phipps, Consultant

Task Force Comments and Preliminary Recommendations on Proposed Regulation Changes:

A.1.a. Establish maximum % above average height along blockface, ensuring allowance of second story if developed as only single story.

Task Force Preliminary Recommendation: Support

A.1.b. Reduce maximum building height.

Task Force Preliminary Recommendation: Not support

A.1.c. Measure height to ridge line.

Task Force Preliminary Recommendation: Not support

A.2. Measure height from existing grade.

Task Force Preliminary Recommendation: Support

Task Force and Community Comments:

- Predevelopment=existing grade
- Different mechanism than threshold requirements
- Topo maps can be used to determine existing grade, although not precise enough
- Is regulation worth implementing?

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- Should be easy to determine as part of grading plan process. While mounding generally not an issue, regulation will deal with people that push the envelope.
- Only a half dozen or so cases of mounding in last couple of years.
- No more complex of a calculation than what currently exists.
- Adjustment needed to make improvements to small but significant cases

A.3. Identify height measurement requirements for all roof types.

Task Force Preliminary Recommendation: Support

A.4. Permanently adopt interim threshold requirements.

Task Force Preliminary Recommendation: Support

Task Force and Community Comments:

- Some concern about establishing an evolving standard.
- Could consider having the first person establish the average, then cap it.
- Evolving standard similar to how under current regulations average setbacks can evolve.
- Allows for evolution of neighborhood, without such drastic and sudden change.

B.1 Allow front setback for infill projects to meet average of established setback.

Task Force Preliminary Recommendation: Support

B.2 Increase side setback requirements—either by decreasing ratio or increasing minimum.

Task Force Preliminary Recommendation: Staff analyzing

B.3 Establish front setback ratio.

Task Force Preliminary Recommendation: Not support

C.1 Clarify floor area definition to reduce excessive deductions—only basements, specified exceptions, and portions of attics (remove 7’6” language) to be deducted.

Task Force Preliminary Recommendation: Support

Task Force and Community Comments:

- Include that ceilings 15 feet or higher count twice.

D.1 Encourage open front porches by exempting them from FAR.

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Task Force Preliminary Recommendation: Support with conditions: 1) must be open porch, 2) limit on size/square feet (consider 200 sq ft), and 3) no living space above (define what this means, the .5 stories identified on the streetscape exhibits from Del Ray should be deductible and recent Crest case with gambrel roof good example of a porch that should NOT be deducted)

Task Force and Community Comments:

- Explore size limit (what do other jurisdictions do?)
- Define what allowed above porch—how to define “living space”
- Consider a minimum depth for deductible porch (should it be a “real” porch?)

D.2 Encourage detached garages in the rear yard by exempting small garages from FAR and required rear/side setbacks.

Task Force Preliminary Recommendation: Support with conditions: 1) maximum 2 car garage (may still be too large), 2) no other use of structure (can't be for storage, workshop, etc), 3) could not have a third garage, 4) no second floors, 5) does not automatically trigger a new curb cut

D.3 Allow permeable-surfaced driveways in required yards.

Task Force Preliminary Recommendation: Support

D.4 Allow tandem parking without SUP.

Task Force Preliminary Recommendation: Support with conditions: 1) study whether a need to identify a maximum depth of tandem parking when no access to garage (perhaps two required space lengths), if no garage no limit on number of cars, 2) not trigger new curb cuts

D.5 Attached garages to be set back a minimum of 8 feet from the front face of dwelling.

Task Force Preliminary Recommendation: Support

D.6 Require attached garages to be side-loaded.

Task Force Preliminary Recommendation: Support

E.1 Permanently adopt interim subdivision regulations.

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Task Force Preliminary Recommendation: Support

E.2 Establish overlay district (historic/conservation/design) in historic areas experiencing significant pressure.

Task Force Preliminary Recommendation: Support

E.3 Create a pattern book for city neighborhoods, or select neighborhoods.

Task Force Preliminary Recommendation: Support

E.4 Consider preservation of existing trees and installation of new landscaping.

Task Force Preliminary Recommendation: Needs more analysis

Task Force and Community Comments:

- Check Virginia Assembly's recent approval of tree preservation law
- Will regulation delay permit process?
- Will landscape plan review be cumbersome?
- Are the requirements specific enough so applicant's have a good idea of what is expected?

E.5 Require administrative permit with standards for teardown and new construction on developed substandard lots.

Task Force Preliminary Recommendation: Not support

Require SUP for teardown and new construction on developed substandards lots.

Task Force Preliminary Recommendation: Support—Teardowns on noncomplying lots should be treated the same as vacant substandard lots

Task Force and Community Comments:

- Exact replacement, or with 10% increase, may be ok on noncomplying lot
- Support SUP for both vacant substandard lots, and teardowns on noncomplying lots
- Need to define "teardown", what constitutes full demolition versus addition