

# RESIDENTIAL INFILL UPDATE



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- INFILL REGULATIONS APPROVED BY CITY COUNCIL, JUNE 14, 2009
- CITY COUNCIL ASKED FOR A REPORT THAT ANALYZES THE NEW REGULATIONS AND PROVIDE SUGGESTIONS FOR POSSIBLE CHANGES.

# Findings

	June 2008 to June 2009	June 2007 to June 2008
<u>Building Permits</u>		
Total permits reviewed:	161	204
Total permits exempt (vested):	<u>-7</u>	N/A
Total permits subject to Infill Regulations:	<b>154</b>	
Total permits subject to Infill regulations approved: <b>148</b> (96%)		
Permits that required & received BZA approval:	20 (12%)	34 (17%)
<u>Primary improvement (permits submitted )</u>		
New House:	6	12
Addition:	99	128
Garage:	6	8
Porch:	27	34
Other (shed, roof, dormers):	<u>16</u>	<u>22</u>
	154	204

# HOW IS IT WORKING?

COMMENTS RAISED BY APPLICANTS, ARCHITECTS, ENGINEERS AND/OR CONTRACTORS:

- WHY THE NEED FOR EXTENSIVE SURVEY WORK PRIOR TO SUBMISSION?
- WHY THE LOSS OF FAR DEDUCTIONS?
- FOR EXISTING HOUSES, THE LACK OF A FLEXIBLE FRONT SETBACK CREATES DESIGN DIFFICULTIES.



## **New Single Family Dwelling- 24 West Glendale Avenue**

PORCH MOVED FORWARD TO MEET AVERAGE FRONT SETBACK ALONG THE BLOCK;  
APPROVED FOR DETACHED GARAGE (NOT YET CONSTRUCTED) REDUCED IN AREA  
AND HEIGHT  
AND PERMEABLE DRIVE INSTALLED



## **New Single Family Dwelling - 416 East Alexandria Avenue**

FRONT PORCH DESIGNED AND DEPTH REDUCED TO MEET THE AVERAGE FRONT SETBACK.



## **New Single Family Dwelling – 637 Oakland Terrace**

THRESHOLD HEIGHT REDUCED TO COMPLY WITH AVERAGE AND A SIDE LOADED GARAGE BUILT.



## **Open Front Porch – 2302 Randolph Avenue**

PORCH BUILT ON A CORNER LOT IN LINE WITH THE AVERAGE FRONT SETBACK OF THE BLOCK.



## **Existing Open Front Porch & Detached Garage as FAR Deductions 202 Elm Street**

THE EXISTING DETACHED REAR GARAGE DEDUCTED TO ALLOW THE CONSTRUCTION OF A MODEST SHED ROOFED REAR ADDITION AND FRONT DORMER.

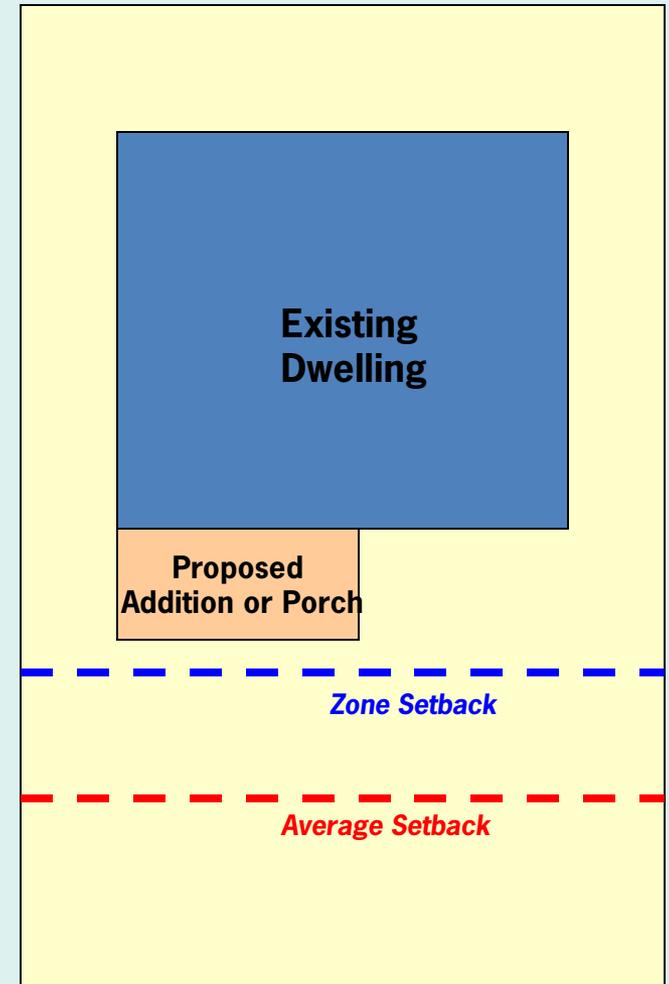
# RESIDENTIAL INFILL REGULATIONS ISSUES

- FRONT SETBACK
- BLOCK FACE
- ATTACHED GARAGES ON CORNER LOTS
- DETACHED REAR GARAGE HEIGHTS

# ADDITIONS TO EXISTING DWELLINGS

## FORWARD OF THE FRONT BUILDING WALL

	Front Setback
<b>Current Regulation Issue</b>	REQUIRES CONSTRUCTION TO BE BUILT TO THE AVERAGE SETBACK OF THE BLOCK. ADDITION TO AN EXISTING DWELLING MAY NOT BE ABLE TO MEET THE AVERAGE SETBACK DUE TO THE CURRENT LOCATION OF THE MAIN HOUSE, FAR CONSTRAINTS OR DESIGN ISSUES.
<b>Staff Recommendation</b>	CREATE NEW LANGUAGE FOR FRONT ADDITIONS AND PORCHES.  <i>7-1002(A)(2)- Residential Front Setback for additions and porches</i> IN THE CASE OF FRONT ADDITIONS AND PORCHES WRITE LANGUAGE TO ALLOW CONSTRUCTION UP TO THE AVERAGE SETBACK, BUT NOT REQUIRE THAT IT MEET THE AVERAGE.

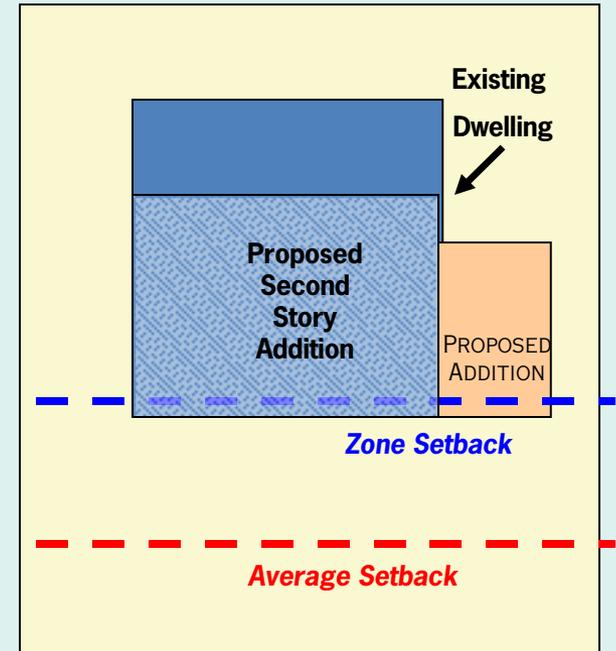


# ADDITIONS TO EXISTING DWELLINGS

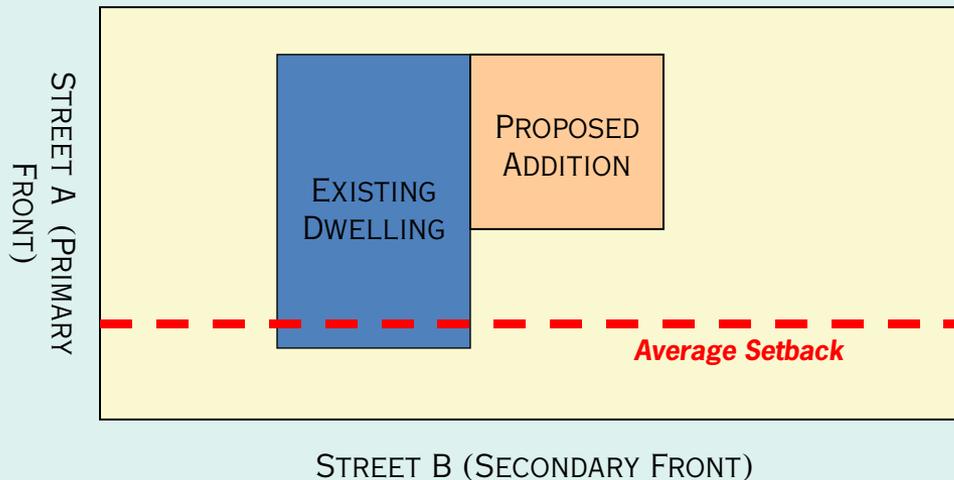
## AT OR BEHIND FRONT BUILDING WALL

	Front Setback
<b>Current Regulation</b>	REQUIRES ALL CONSTRUCTION TO BE BUILT TO THE AVERAGE SETBACK OF THE BLOCK.
<b>Issue</b>	ADDITIONS BUILT IN LINE WITH OR BEHIND THE EXISTING FRONT BUILDING WALL MAY NOT MEET THE AVERAGE
<b>Staff Recommendation</b>	<p>ADD LANGUAGE FOR ADDITIONS AT OR BEHIND THE FRONT BUILDING WALL.</p> <p>7-1002(A)(2)(A)- <i>Additions at or behind the existing front building wall</i></p> <p>THE AVERAGE FRONT SETBACK REQUIREMENT IS GENERALLY NOT APPLICABLE TO SUBORDINATE AND/OR COMPATIBLE ADDITIONS AT OR BEHIND THE EXISTING FRONT BUILDING WALL AND ARE NO CLOSER TO THE FRONT PROPERTY LINE THAN THE EXISTING FRONT BUILDING WALL.</p>

INTERIOR LOT



CORNER LOT





## **Additions – 506 Tennessee Avenue**

NEW ADDITIONS AT OR BEHIND THE EXISTING FRONT BUILDING WALL.  
BUILD TO THE AVERAGE FRONT SETBACK REQUIRES THE ADDITIONS TO  
PROJECT CLOSER TO THE STREET THAN THE EXISTING HOME.



## **Addition – 5447 Calhoun Avenue**

NEW ADDITION BUILT IN LINE WITH THE EXISTING FRONT GARAGE WALL.  
BUILDING TO THE AVERAGE FRONT SETBACK WOULD REQUIRE THE  
ADDITION TO PROJECT CLOSER TO THE STREET THAN THE EXISTING HOME.

# BLOCK FACE

## FRONT SETBACK, BUILDING AND THRESHOLD HEIGHTS

	How to determine blockface?
<p><b>Current Regulation</b></p>	<p>7-1002 <i>Residential front setback and front door threshold in line with existing development</i> (C) FOR THE PURPOSES OF THIS SECTION 7-1002, WHERE THE NUMBER OF BUILDINGS ON ONE SIDE OF A STREET BETWEEN TWO INTERSECTING STREETS OR BETWEEN ONE INTERSECTING STREET AND A STREET DEAD END IS EITHER FEWER THAN FIVE OR WHERE THE DISTANCE BETWEEN STREETS AS SPECIFIED ABOVE IS LESS THAN 200 FEET OR WHERE THE NUMBER OF BUILDINGS IS GREATER THAN 15 OR WHERE THE DISTANCE BETWEEN STREETS AS SPECIFIED ABOVE IS GREATER THAN 600 FEET, THE DIRECTOR MAY DESIGNATE AN APPROPRIATE BLOCK FOR PURPOSES OF <b>calculating front door threshold height</b> WITHOUT REGARD TO INTERSECTING STREETS SUBJECT TO AN ADMINISTRATIVE PROTOCOL SIMILAR TO THAT APPLIED IN SUBSTANDARD LOT CASES, AND SUBJECT TO CITY COUNCIL APPROVAL AS PART OF THE SPECIAL USE PERMIT, IF THERE IS ONE, GRANTED PURSUANT TO THIS SECTION 7-1002.</p> <p>7-2502 <i>Height in line with existing development.</i> (C) FOR THE PURPOSES OF THIS SECTION 7-2502, WHERE THE NUMBER OF BUILDINGS ON ONE SIDE OF A STREET BETWEEN TWO INTERSECTING STREETS OR BETWEEN ONE INTERSECTING STREET AND A STREET DEAD END IS EITHER FEWER THAN FIVE OR WHERE THE DISTANCE BETWEEN STREETS AS SPECIFIED ABOVE IS LESS THAN 200 FEET OR WHERE THE NUMBER OF BUILDINGS IS GREATER THAN 15 OR WHERE THE DISTANCE BETWEEN STREETS AS SPECIFIED ABOVE IS GREATER THAN 600 FEET, THE DIRECTOR MAY DESIGNATE AN APPROPRIATE BLOCK FOR PURPOSES</p>
<p><b>Issues</b></p>	<p>THERE IS NO LANGUAGE REGARDING BLOCKFACE FOR DETERMINING FRONT SETBACK .</p>
<p><b>Staff Recommendation</b></p>	<p>•ADD FRONT SETBACK LANGUAGE TO 7-1002(C). •WHERE A BLOCK DOES NOT MEET THE CRITERIA AS DEFINED IN SECTIONS 7-1002 AND 7-2502, DEVELOP A STAFF GUIDANCE MEMO FOR DETERMINING BLOCK FACE FOR FRONT SETBACK, THRESHOLD HEIGHT AND BUILDING HEIGHT BASED ON COMPATIBLE HOUSING TYPES AND DEVELOPMENT PATTERNS INSTEAD OF JUST LOCATION OF THE LOTS. (EXAMPLE 1)</p> <p>•WHERE THERE IS NO BLOCKFACE, STAFF WILL APPLY THE ZONE FRONT SETBACK.</p>



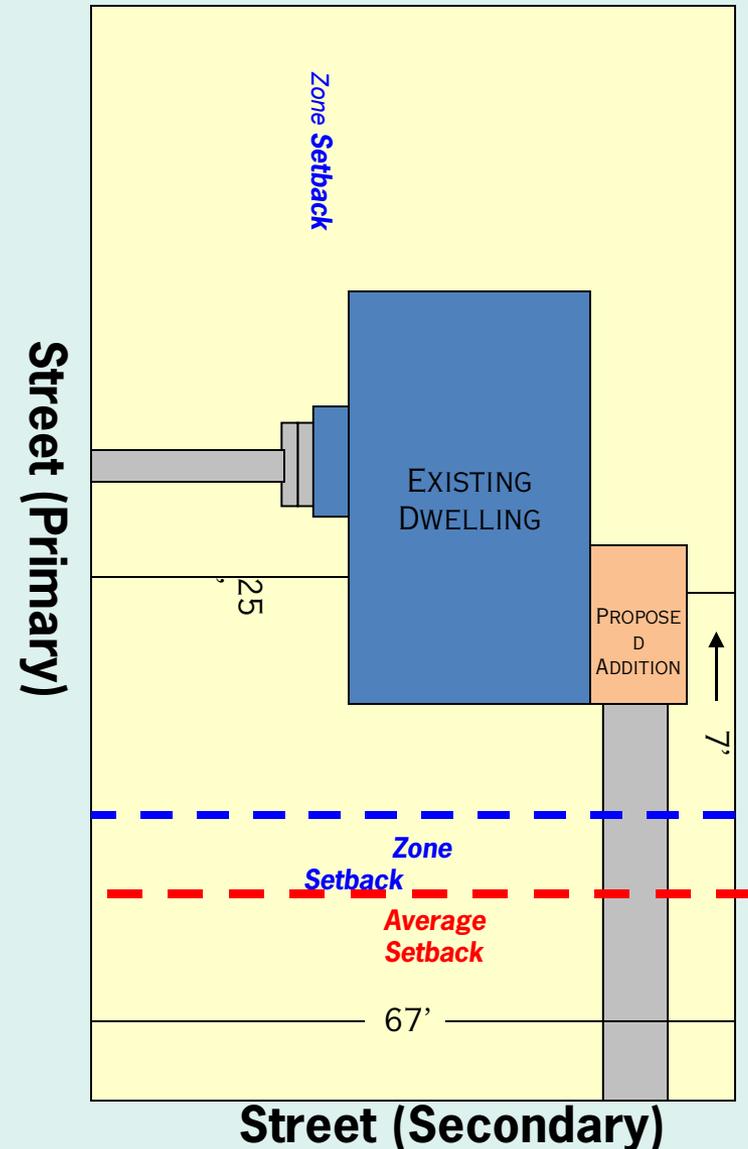
EXAMPLE 1- BLOCKFACE CRITERIA



EXAMPLE 2- ZONE FRONT SETBACK

# GARAGES ON CORNER LOTS

	Garages
<b>Current Regulation</b>	REQUIRES GARAGE DOORS TO FACE A SIDE YARD IF THE LOT IS AT LEAST 65 FEET WIDE.
<b>Issue</b>	THIS REGULATION DOES NOT ADDRESS CORNER LOTS, WHICH HAVE A PRIMARY FRONT YARD AND A SECONDARY FRONT YARD.
<b>Staff Recommendation</b>	ALLOW GARAGE DOORS TO FACE A SECONDARY FRONT YARD WHEN THE PROPOSED LOCATION AND DESIGN OF THE DOOR IS CONSISTENT WITH THE BLOCK AND NEIGHBORHOOD CHARACTER.





## **Attached Garage 6023 Lowell Avenue**

GARAGE DOOR FACING A SECONDARY FRONT YARD ON A CORNER LOT.

# GARAGE HEIGHTS

Garages			
<b>Current Regulation</b>	SIZE SQ FT	CURRENT REGULATION	
		FOOTPRINT (SQ FT)	HEIGHT (FT)
	5,000 – 8,000	250	10.00
	8,000 <	500	12.00
			* TO MIDPOINT OF THE ROOF GABLE
<b>Issue</b>	ROOF HEIGHTS ALLOWED ARE LOWER THAN WHAT IS TRADITIONALLY FOUND IN DEL RAY AND ROSEMONT NEIGHBORHOODS. CURRENT RULE ENCOURAGES LOWER ROOFS THAT WILL DETRACT FROM THE NEIGHBORHOOD ARCHITECTURE.		
<b>Staff Recommendation</b>	SIZE SQ FT	PROPOSED REGULATION	
		FOOTPRINT (SQ FT)	HEIGHT (FT)
	5,000 – 8,000	250	11.50
	8,000 <	500	13.50
			* TO MIDPOINT OF THE ROOF GABLE



321 EAST RAYMOND AVENUE- GARAGE 11.25' TO MIDPOINT APPROVED BY BZA

