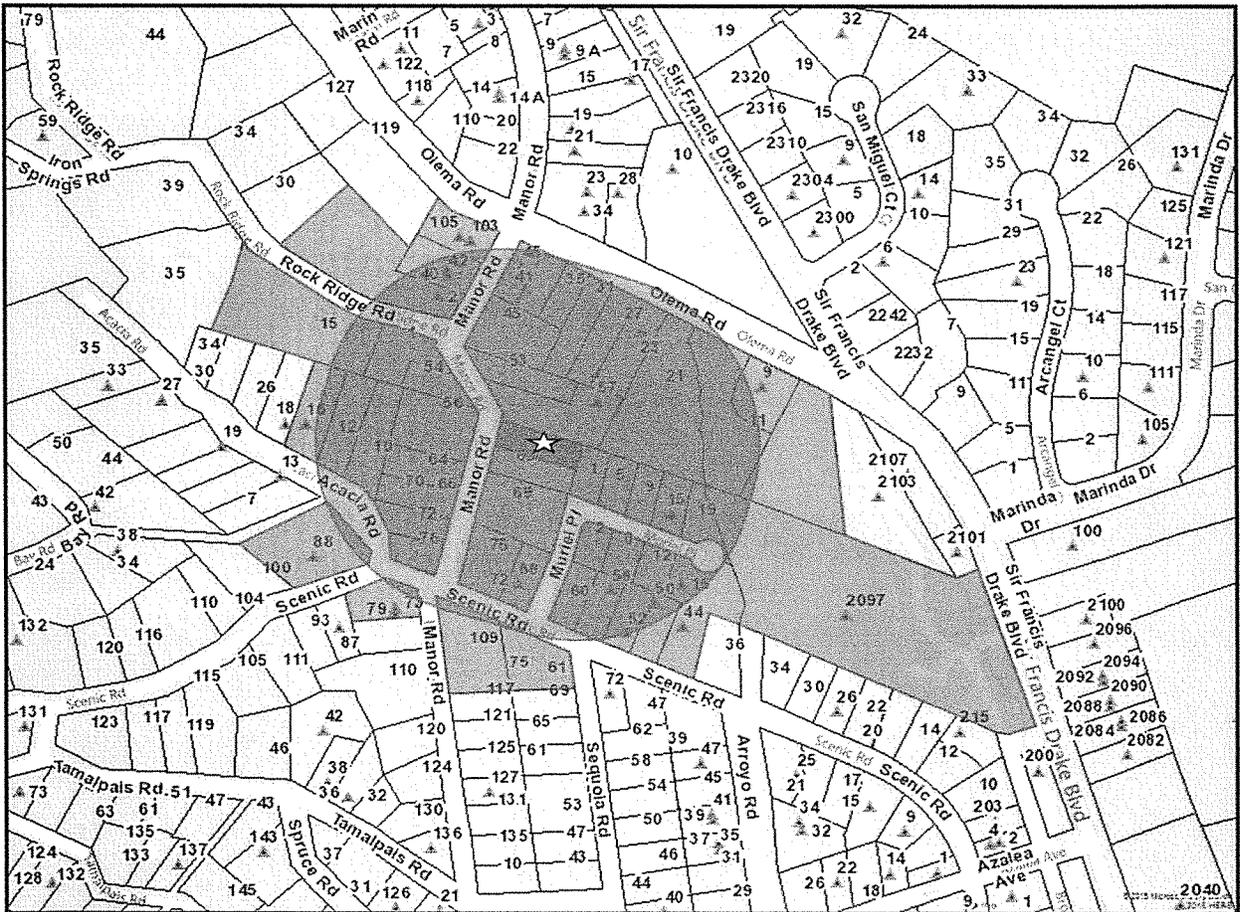


**TOWN OF FAIRFAX  
STAFF REPORT  
Department of Planning and Building Services**

**TO:** Fairfax Planning Commission  
**DATE:** September 17, 2015  
**FROM:** Jim Moore, Director of Planning and Building Services  
 Linda Neal, Principal Planner  
**LOCATION:** 59 Manor Road; Assessor's Parcel No. 001-131-39  
**ZONING:** Residential RD 5.5-7 Zone District  
**PROJECT:** Single-family residence  
**ACTION:** Use Permit and Design Review; Application # 15-28  
**APPLICANT:** Truett Roberts/Carroll Swenson Roberts  
**OWNER:** Same  
**CEQA STATUS:** Categorically exempt, § 15303(e)



**59 MANOR ROAD**

## BACKGROUND

The 6,357 square foot site is relatively level and is irregularly shaped with the front (west) property line being 48 feet wide and the rear (east) property line only 41 feet wide. The site was created in this configuration by the approval of the Fairfax Manor subdivision filed June 5, 1911 at the Marin County Recorder's Office.

## DISCUSSION

The owners are requesting approval for a 2,330 square foot, three bedroom, 2 ½ bath single family residence (total square footage includes a 306 square foot, 1 car garage). The development plans include a 187 square foot detached studio room with a ½ bath in the rear yard area.

The project complies with the Residential RD 5.5-7 Zone District regulations as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	6 ft	6 ft	25 ft	5 ft & 5 ft	15 ft	.40	.35	28.5 ft, 2 stories
Proposed	20 ft	6 ft	26 ft	5 ft & 10 ft	15 ft	.39	.33	25 ft 6 in, 2 stories

The project requires the approval of the following discretionary permits:

**A Use Permit** – Town Code § 17/084.050 indicates that a Use Permit must be obtained prior to any use, occupancy or physical improvement of or on a building site failing to meet the minimum lot size and width requirements. The minimum lot size and width for a level lot in the RD 5.5-7 Zone District is 5,500 square feet and 60 feet of width for a single-family residence. The project site is only 41 to 48 feet wide and therefore, the project requires a Use Permit.

The purpose of the conditional use permit is to allow the proper integration into Fairfax of uses which may be suitable only in certain locations in the town or in a zone or only if the uses are designed or laid out on the site in a particular manner [Town Code § 17.032.010(A)].

In consideration of an application for a conditional use permit, the Planning Commission shall give due regard to the nature and condition of all adjacent uses and structures, to the physical environs of the proposed use and to all pertinent aspects of the public health, safety and general welfare [Town Code § 17.032.010(B)].

A survey of other properties in the neighborhood indicates that parcel sizes and houses vary from a 951 square foot, 2 bedroom, 1 bath house on a 5,500 square foot site (56 Manor Road) to a 2,816 square foot, 4 bedroom, 1.5 bath house on a 15,600 square foot site (110 Manor Road).

When viewing the story poles in the field staff thought that they appeared to be taller in height than other homes in the neighborhood. However, a review of neighboring property files revealed that there are other two story homes in the neighborhood that exceed the 25 feet 6 inch height proposed for this house. In fact, 76 Manor Road at the corner of Manor Road and Scenic Road was increased in height to 25 feet 9 ½ inches after the Planning Commission approved a Use Permit allowing them to raise the house to that height to convert the basement into living space on October 16, 2003. The Commission can view that structure to get a better idea of the height of the proposed house.

The proposed 2,330 square foot house provides 2,024 square feet of living space with a 306 square foot one car garage while also complying with all the minimum and combined setbacks, the floor area ratio and lot coverage limitations. The structure is lower in height than the permitted 28.5 foot maximum. The project also complies with the parking requirements set forth in Town Code sections 17.052.010(B), (C) and (D), 17.052.030(A)(1)(d) and (2) and 17.052.040(B)(1) and (2), with 1 covered space in the garage and 2 spaces in the driveway.

The 187 square foot studio with a ½ bath and closet proposed in the rear yard are similar to other studios that have been approved by the Commission in the past. The very small size and lack of bathing facilities helps ensure that the structure is only used as an extension of the main residence by member of the household and/or occasional guests that share the house bathrooms and kitchen. Staff has included the condition that a deed restriction be signed, notarized and recorded prior to issuance of the building permit, to ensure that the use of the building and approved plumbing does not exceed that shown in the plans.

**Design Review** – Town Code § 17.020.030(A) requires design review approval for all new residences.

In order to grant design review approval the Commission must find that a project meets the design review criteria contained in Town Code § 17.020.040.

Architectural styles throughout the Fairfax Manor Subdivision vary greatly with craftsman style cottages mixed with ranch style homes, Spanish style stucco structures and more modern residences built in the 1960's or later. There is no one discernable style of architecture that appears more than any other.

The proposed residence has a modern appearance with square clean lines, lots of bronze trimmed, aluminum clad, windows, a slightly sloped roof line with a light grey standing seam roof and exterior siding that combines masonry blocks and cedar siding.

The mass of the structure has been broken up by articulating the north side of the house into three different planes while the south side is articulated through the use of perpendicular cedar molding strips that divide the otherwise unarticulated plane into three parts. Although the articulation of this wall is minimal, the neighboring house to the south is 25 feet away and has a similar unbroken wall design and mass with a second floor deck at the rear, similar to the roof deck over the garage.

The proposed landscaping plan includes mostly drought tolerant plant species and trees and includes screening hedges on both side property lines to ensure privacy for both the residents and the neighbors. The plan includes a bio-retention basin and all the hardscape areas are permeable including the driveway which will be made of a series of concrete slabs with planted joint areas to encourage water infiltration. The landscaping plans is subject to review and approval for compliance with Marin Municipal Water District Title 13, Water Conservation, regulations.

### **Other Agency/Department Comments/Conditions**

#### **Ross Valley Fire Department**

1. A fire sprinkler system shall be installed throughout the entire building which complies with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and/or design-build sprinkler systems. Shall be noted on plans submitted for permit as a deferred submittal.
2. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.
3. Carbon monoxide alarms shall be provided with one alarm located outside of each dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.
4. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. Numbers must be internally illuminated or illuminated by an adjacent light controlled by a photocell and switched off only by a breaker so the numbers will remain illuminated all night.

5. Applicant may proposed alternate materials or methods in accordance with Section 103.3 of the Fire Code. All approved alternative materials or methods and supporting documentation shall be included in the plans set submittal for final approval.

### **Ross Valley Sanitary District**

1. A sewer connection permit is required. The fee for the permit will be based on how may plumbing fixture units are contained in the new house and can be calculated using the District's Requirements to Obtain a Sewer Permit information sheet.
2. Sanitary District 1 will place a hold on said property when the building permit is issued. This hold prevents the new house from being released for occupancy until the District's permit and sewer requirements are fulfilled. It is the owner's responsibility to obtain a sewer connection permit form this office and meet all District requirements pertaining to the private side sewer lateral.

### **Marin Municipal Water District**

1. Project requires submission of a High Pressure Water Service Application. A copy of the building permit must be submitted with the required fees and completed application.
2. The structures foundation must be completed within 120 days of the date of the application.
3. The District's rules and regulations in effect at the time of the request for service must be complied with.
4. All indoor and outdoor requirements of District Code Title 13 – Water Conservation. Plans shall be submitted, and reviewed to confirm compliance. The following are required: Verification of indoor fixtures compliance; landscape plan; irrigation plan; grading plan
5. Project shall comply with the back flow prevention requirements.

### **Fairfax Public Works Department**

The sidewalk along the property frontage shall be replaced or repaired to the satisfaction of the Fairfax Public Works Department.

The Fairfax Police Department and Building Department had no comments on or conditions for the project.

## **RECOMMENDATION**

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to approve application # 15-28 by adopting Resolution No. 15-31 setting forth findings and conditions for approval.

## **ATTACHMENTS**

Attachment A - Resolution No. 15-31

Attachment B - Applicant's supplemental information

## RESOLUTION NO. 15-31

### A Resolution of the Fairfax Planning Commission Approving a New Single-family Residence at 59 Manor Road, Assessor's Parcel No. 001-131-39

**WHEREAS**, the Town of Fairfax has received an application to construct a 2,330 square foot (including garage) residence on an undeveloped property on Manor Road; and

**WHEREAS**, the Planning Commission held a duly noticed Public Hearing on September 17, 2015 at which time the Planning Commission determined that the proposed project and resulting residence complies with the Residential RD 5.5-7 Zone District regulations and the Design Review Ordinance; and

**WHEREAS**, based on the plans and other documentary evidence in the record the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary to approve the project.

**WHEREAS**, the Commission has made the following findings:

1. The proposed residence conforms to the regulations set forth in the RD 5.5-7 Zone District regulations, Town Code Chapter 17.084, the Parking Regulations, Town Code Chapter 17.052 and the Design Review Ordinance, Chapter 17.020; and
2. The proposed development harmonizes with the surrounding residential development, meets the design review criteria and does not result in significant negative impacts on the immediate neighbors or surrounding neighborhood.
3. The proposed development is of a quality and character appropriate to, and serving to protect the value of, private and public investments in the area.
4. The exterior appearance of the residence has been articulated with different sized windows, concrete block siding on the garage alternating with the horizontal cedar siding of the main body of the residence, and the use of vertical trim pieces and therefore complies with the design review criteria set forth in Town Code §17.020.040.
5. The residence has been designed utilizing exterior colors and materials that are similar to the surrounding hillsides and/or compatible with the color palettes of the neighboring homes; and
6. The proposed development is consistent with the General Plan, other adopted codes and policies of the Town of Fairfax, and is consistent with the purpose and intent of the Zoning Ordinance.
7. The landscaping plan uses drought tolerant plants and permeable walkway and driveway materials.

8. Vehicular access and parking are adequate.

9. The visual and scenic enjoyment of the area by others will not be adversely affected by the project more than is necessary;

10. The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment because the house complies with all the setback, height, floor area ratio, and lot coverage and parking regulations.

11. The development and use of property as approved under the use permit shall not cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

12. Approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in any Master Plan, or other plan or policy, officially adopted by the City.

13. Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.

14. The 2,330 square foot, 3 bedroom, 2 ½ bath residence is similar in size to other nearby residences and therefore, it will not change the single-family residential character of the neighborhood.

**WHEREAS**, the Commission has approved the project subject to the applicant's compliance with the following conditions:

1. This approval is limited to the development illustrated on the plans prepared by TKTR Architects, pages A0.00, L1.0, Survey by J.L. Engineering – 2014, A1.00, A2.00, A2.01, A2.02, A3.00, A3.01, A4.00, A4.01 and A4.02.

2. Prior to issuance of any of the residence building permits the applicant or his assigns shall:

a. Submit a construction plan to the Public Works Department which may include but is not limited to the following:

- Construction delivery routes approved by the Department of Public Works.
- Construction schedule (deliveries, worker hours, etc.)

- Notification to area residents
- Emergency access routes
- Parking plan to minimize the impacts of contractor/employee vehicles and construction equipment on neighborhood parking

b. The applicant shall prepare, and file with the Public Works Director, a video tape of the roadway conditions on the public construction delivery routes (routes must be approved by Public Works Director).

c. Submit a cash deposit, bond or letter of credit to the Town in an amount that will cover the cost of grading, weatherization and repair of possible damage to public roadways. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plans for approval by the Town Engineer. Upon approval of the contract costs, the applicant shall submit a cash deposit, bond or letter of credit equaling 100% of the estimated construction costs.

d. The foundation and retaining elements shall be designed by a structural engineer certified as such in the state of California. Plans and calculations of the foundation and retaining elements shall be stamped and signed by the structural engineer and submitted to the satisfaction of the Plan Checker.

e. The grading, foundation, retaining, and drainage elements shall also be stamped and signed by the site geotechnical engineer as conforming to the recommendations made by the project engineer.

f. Prior to submittal of the building permit plans the applicant shall secure written approval from the Ross Valley Fire Authority noting the development conformance with their recommendations. The residence shall be provided with sprinkler system that complies with the requirements of the Ross Valley Fire Authority.

g. Submit the record of survey with the building permit plans.

2. During the construction process the following shall be required:

a. The geotechnical engineer shall be on-site during the grading process (if there is any grading remaining to be done) and shall submit written certification to the Town Staff that the grading has been completed as recommended prior to installation of foundation and/or retaining forms and piers.

b. Prior to the concrete form inspection by the building official, the geotechnical and structural engineers shall field check the forms of the foundations and retaining elements and provide written certification to the Town staff that the work to this point has been completed in conformance with their recommendations and the approved building plans. The Building Official shall field check the concrete forms prior to the pour.

c. All construction related vehicles including equipment delivery, supply delivery, cement trucks and construction materials shall be situated off the travel lane of the adjacent public and private right(s)-of-way at all times. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.

d. Any proposed temporary closure of a public or private right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.

3. Prior to issuance of an occupancy permit the following shall be completed:

a. The geotechnical engineer shall field check the completed project and submit written certification to the Town Staff that the foundation, retaining, grading and drainage elements have been installed in conformance with the approved building plans and the recommendations of the soils report.

b. The Planning Department shall field check the completed project to verify that all planning commission conditions have been complied with prior to issuance of the certificate of occupancy.

4. Excavation shall not occur between October 1st and April 1st. The Town Engineer has the authority to waive this condition depending upon the weather.

5. a. The roadways shall be kept free of dust, gravel and other construction materials

by sweeping them, daily, if necessary.

b. Every effort shall be made to minimize the disturbance of dust, sand or other particulate matter during construction.

6. During construction the developer and all employees, contractor's and subcontractor's must comply with all requirements set forth in Ordinance # 637 (Chapter 8.26 of the Town Code), "Storm Water Management and Discharge Control Program."

7. Any changes, modifications, additions or alterations made to the approved set of plans will require a modification of Application # 15-28. Any construction based on job plans that have been altered without the benefit of an approved modification of Application 15-28 will result in the job being immediately stopped and red tagged.

8. Any damages to Manor Road or public roadways used to access the site resulting from construction activities shall be the responsibility of the property owner.

9. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including

its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director, Design Review Board or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.

10. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act.

11. The applicant shall comply with any and all the conditions of the Marin Municipal Water District, Ross Valley Sanitary District, Ross Valley Fire Department, Fairfax Public Works Department and Fairfax Building Department.

12. The applicant must comply with all outside agency conditions unless a specific agency waives their conditions in a written letter to the Department of Planning and Building Services.

13. Light trespass beyond the property lines shall be minimized especially from the trellis.

14. Any lighting mounted on the building shall be recessed or shielded so the light source is not directly visible from the property line and the light is directed downward.

15. The owners shall sign, notarize and record a deed restriction indicating that no detached accessory studio shall not include any bathing or kitchen improvements or be used as a separate living unit (this condition can be lifted if this owner or future owners obtain the required permits necessary to create a legal second unit).

## **Ross Valley Sanitary District**

1. The project will require a connection permit from the District. The size of the lateral will depend on the fixture count calculated during the permitting process. A hold will be placed on the property and the Building Department will not be able to perform a final inspection or issue a certificate of occupancy until the Sanitary District conditions are met.

### **Marin Municipal Water District**

1. The project will require a Standard Water Service Application and compliance with District Code Title 13.
2. Backflow prevention requirements must also be complied with if not currently in place and in compliance with current regulations.

### **Ross Valley Fire Department**

1. A fire sprinkler system shall be installed throughout the entire building which complies with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and/or design-build sprinkler systems. Shall be noted on plans submitted for permit as a deferred submittal.
2. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.
3. Carbon monoxide alarms shall be provided with one alarm located outside of each dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.
4. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. Numbers must be internally illuminated or illuminated by an adjacent light controlled by a photocell and switched off only by a breaker so the numbers will remain illuminated all night.
5. Applicant may proposed alternate materials or methods in accordance with Section 103.3 of the Fire Code. All approved alternative materials or methods requests and supporting documentation shall be included in the plans set submittal for final approval.

**NOW, THEREFORE BE IT RESOLVED**, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Use Permit and Design Review Permit for the proposed residence at 59 Manor Road is in conformance with the 2010 – 2030 Fairfax General Plan and the Fairfax Zoning Ordinance, Town Code Title 17; and

Construction of the residence can occur without causing significant impacts on neighboring residences and the environment.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 17<sup>th</sup> day of September by the following vote:

AYES:

NOES:

ABSTAIN:

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Chair, Philip Green

Attest:

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Jim Moore, Director of Planning and Building Services

## SUPPLEMENTAL QUESTIONNAIRE & DRB APPLICABILITY

### DESIGN REVIEW

For Commercial, Planned Developments, Hillside Residential and Multiple Family Design Review: (Include brand and number for all finish and/or paint colors.)

1. Exterior finish: HONED MASONRY BLOCK; WESTERN RED CEDAR SIDING
2. Proposed exterior wall color(s): GREY; NATURAL RED - BROWN
3. Proposed exterior trim color: NATURAL RED - BROWN
4. Proposed exterior window color: BRONZE FRAME / SASH
5. Proposed roof material and color: MED. GREY MTL. / GREY MEMBRANE
6. Special features: \_\_\_\_\_
7. Lot Coverage: 2,005 SF
8. Number of existing parking spaces and their sizes: 0
9. Number of proposed parking spaces and their sizes: 3; (2) 20' x 11', 10' - 19'

### DESIGN REVIEW APPLICABILITY

#### 1. Hillside Design Review (in a ridge line)

All new dwellings located on hillside properties and all additions on properties located in a ridgeline scenic corridor (which include deck and stairway structures) shall require design review.

Additions and accessory structures may be exempt from design review where the applicant demonstrates, through the use of story poles, plans and photo montages, that an accessory structure or addition will have no impact on significant view corridors due to the proposed location of the structure in relation to existing improvements. Project exemption shall be determined by the Fairfax Planning Director.

#### 2. Multiple family Design Review

Multiple family residential units of three (3) or more and additions to structures located in the Multiple Family RM Zone.

#### 3. 50% remodels of additions to residential properties

SUPPLEMENTAL QUESTIONNAIRE

VARIANCE

VARIANCE (S) REQUESTED:

\_\_\_\_\_ foot front yard variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the front property line.

\_\_\_\_\_ foot rear yard variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the rear property line.

\_\_\_\_\_ foot side yard variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the side property line.

\_\_\_\_\_ foot creek setback variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the top of the creek bank.

Other (fence height, building height, parking number or size, etc.) CONSTRUCT A NEW RESIDENCE ON A LOT W/ A 48' WIDE FRONTAGE.

FINDINGS:

- 1. List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted; and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

THE EXISTING LOT DOES NOT MEET THIS REQUIREMENT FOR 60' WIDTH. THE EXISTING WIDTH CANNOT BE INCREASED.

- 2. List below your reasons why the variance will not materially adversely affect the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

THE PROPOSED SINGLE FAMILY RESIDENCE AND ACCESSORY BUILDING MEET ALL SETBACK, LOT COVERAGE, FAR AND HEIGHT REQUIREMENTS

- 3. Explain why complying with the Town Ordinance requirements will be a hardship for the owner.

ADDITIONAL LAND IS NOT AVAILABLE. PROPERTY CANNOT BE USED FOR USE IT IS ZONED UNLESS A VARIANCE IS ALLOWED

## USE PERMIT

~~Variance~~ - Additional information required.

- Include a cross section through the proposed project depicting the project and the relationship of the proposal to existing features and improvements on adjacent properties.
- Lot coverage calculation including all structures and raised wooden decks.

In order to approve your project, the Planning Commission must make findings of fact which state that 1) there is a special feature of the site (such as size, shape or slope) which justifies an exception; 2) that the variance is consistent with the treatment of other property in the neighborhood; 3) that strict enforcement of the ordinance would cause a hardship; and 4) that the project is in the general public interest.

In the space below, please provide any information which you feel is relevant to these issues and which further explains your project.

1. SMALL LOT, WIDTH IS 48'.

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2. PROPOSED NEW RESIDENCE MEETS ALL SETBACKS, PAR, IMPERVIOUS COVERAGE AND HEIGHT RESTRICTION W/OUT VARIANCE.

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3. BUILDING MASS IS ARTICULATED TO REDUCE VISUAL SIZE OF MASS; SECOND STORY IS PUSHED BACK 40' FROM # AT STREET; FRONT ELEVATION IS ALIGNED OR BEHIND LINE OF AVG. FRONT ELEVATION LINE FOR THE BLOCK.

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4. LANDSCAPING WILL INCLUDE LOW WATER WE SOD AND PLANTING, IRRIGATION WILL BE SUBSURFACE.

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