



#### IV. DISCUSSION

The existing residence is nonconforming to the front setback and encroaches up to five feet into the required 30-foot front setback. The proposed project involves a façade remodel of the existing residence, including window and door alterations throughout. The Modification requested is to allow the replacement of a large picture window in the front façade with a pair of French doors that would open onto a new 22 square foot Juliet balcony. The new balcony is a two-foot architectural projection into the setback and will be located no closer than 24 feet to the front property line. The balcony will allow for additional circulation of air and provide architectural relief of the vertical mass. The balcony size limits its use as outdoor living space. The new doors and balcony provide additional charm-giving elements that are not anticipated to adversely impact the adjacent neighbors or the street frontage. The proposal also includes replacing over-height hedges, noted as a violation in ZIR2012-00272, with landscaping that, when combined with the height of the existing wall adjacent to the driveway, will comply with SBMC § 28.87.170.

This project was reviewed by the Single Family Design Board on February 19, 2013, and the project was continued to the Staff Hearing Officer with positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping. The Board also stated that modification did not have an adverse aesthetic impact and did not pose consistency issues with the Single Family Residence Design Guidelines.

#### V. FINDINGS

The Staff Hearing Officer finds that the Modification to allow the a new Juliet balcony is consistent with the purposes and intent of the Zoning Ordinance, is necessary to secure an appropriate improvement on the lot, and is not anticipated adversely impact the adjacent neighbors or the street. The proposed French doors and small balcony are appropriate because the changes provide additional articulation of the front façade, will not provide an elevated congregation space within a setback, and will not encroach further than the existing eaves of the residence.

#### Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 20, 2013
- C. SFDB Minutes

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2/20/2013

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

RECEIVED  
FEB 27 2013  
CITY OF SANTA BARBARA  
PLANNING DIVISION

**Re: Modification Request for:**

**Project Address:** 1830 Overlook Lane  
**Assessor's Parcel Number:** 015-094-017  
**Land Use Zone:** E-1

Dear Staff Hearing Officer:

**1. Existing Situation and Proposed Project**

The existing, 2,477 square foot single-family residence was built in 1973 when the front setback was 25 feet. The southeast corner of the home is at the original 25-foot setback. Today the setback is 30 feet and a portion of the front of the house encroaches on the setback. The proposal is to replace the front picture window with a pair of French doors and add a new 22 square foot Juliet balcony to the front of the dwelling in front of the French doors.

**2. Justification for the Request**

The modification being requested is to allow the Juliet balcony to encroach on the 30-foot front yard setback. The encroachment will allow for a protective guard rail for the French doors and further complement the existing wrought iron and other exterior improvements which includes matching wrought-iron window boxes; applying a smooth color coat of white, mission plaster; new dual-pane windows with an offsetting color trim; and Spanish tiles and pavers on the porch stairs and entry way.

**3. Benefits of the Project**

The Juliet balcony will greatly improve the curb appeal of a home that has seen little improvements since it was constructed in 1973. The French doors will provide enhanced air circulation and natural lighting in the living room and dining room which do not have any east or west facing windows.

Sincerely,



George & Joel Stewart



## DESIGN REVIEW ACTIVITIES SUMMARY

**1830 OVERLOOK LN (MST2013-00048)**

**R-ALTS**

*Proposal for minor alterations to an existing, 2,477 square foot single-family residence, located on an 8,652 square foot parcel in the Hillside Design District. The proposal includes a pair of new doors at the front entry and two pairs of French doors on the front and rear elevations, the replacement of all windows with new windows to match existing in size and location, and a new 22 square foot Juliet balcony. Also proposed is the replacement of existing hedges with mock strawberry at the front lot line and driveway. This application addresses violations identified in Zoning Information Report ZIR2012-00272. No new square footage is proposed. The project includes Staff Hearing Officer review for requested zoning modifications.*

**Status: Pending**

**DISP**

**Date 3**

**SFDB-Consent (New)**

**CONT**

**02/19/13**

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing Officer and return to consent with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping.
- 2) The proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) Study adding additional intermediate landscaping to break up ground plane from wall plane.
- 4) Provide all details, colors and materials board, and cut sheet of light fixture details.

Items on Consent Calendar were reviewed by Brian Miller and Lisa James.

## EXHIBIT C