

- 3) The Board recommends adding an additional column to the three at the existing covered porch on the south elevation. It recommends aligning the two middle columns to either flank the center French door, or be arranged as pairs with the existing columns at each end of the porch.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

B. 1428 MANITOU RD

E-1 Zone

Assessor's Parcel Number: 049-222-012
 Application Number: MST2016-00040
 Owner: James Turner
 Applicant: Vanguard Planning LLC
 Designer: Amy Von Protz

(Proposal to permit an "as-built" juliet balcony located within the interior setback, and an approximately 530 square foot "as built" deck located partially within the interior setback. The property is currently developed with a one-story, 2,325 square foot single-family residence with a two-car garage in the Hillside Design District. The proposal includes Staff Hearing Officer review for a requested zoning modification for encroachments into the interior setback. This project will address violations identified in Zoning Information Report ZIR2015-00407.)

(Comments only; project requires Staff Hearing Officer Review for a requested Zoning Modification.)

Present: Jaime Pierce and Fred Sweeney.

Motion: Continued to Staff Hearing Officer, to return to Consent Review with comments:

- 1) The Board finds that the requested modification is aesthetically appropriate and does not pose consistency issues with the Design Guidelines.
- 2) The "as-built" balcony will not pose significant privacy issues.
- 3) The applicant is advised to ensure compliance with building code requirements for railing spacing on the "as-built" balcony.
- 4) The Board finds the location of the "as-built" rear deck acceptable. As the deck is located only three feet above grade, the Board does not find it necessary to apply the guideline for upper-story decks and balconies to be located at least 15' from interior lot lines.

Action: Sweeney/Pierce, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 11:12 A.M. ****