



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 13, 2010  
**AGENDA DATE:** October 20, 2010  
**PROJECT ADDRESS:** 3735 Lincolnwood (MST2010-00270)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Roxanne Milazzo, Associate Planner *Rox*

### I. PROJECT DESCRIPTION

The 8,319 square foot project site is currently developed with a two story residence and attached two-car garage. The proposed project involves enclosing an existing 104 square foot upper level balcony at the rear of the residence, and the addition of a 20 square foot storage closet on the patio below. The discretionary application required for this project is a Modification to permit new floor area within the required six-foot interior setback (SBMC §28.15.060).

Date Application Accepted: October 5, 2010

Date Action Required: January 5, 2011

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Doug Reeves	Property Owner:	Todd & Marcy Eliassen
Parcel Number:	053-430-037	Lot Area:	8,319 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-2
Existing Use:	One-Family Residence	Topography:	12%

Adjacent Land Uses:

North – One-Family Residence  
 South – One-Family Residence

East - Lincolnwood  
 West – One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2091 sf	+ 123 sf = 2,214 sf
Garage	528 sf	528 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,888 sf 35%      Hardscape: 861 sf 10%      Landscape: 4,570 sf 55%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.39      Proposed FAR: 0.33      = 84% of Max. Allowed FAR

**IV. DISCUSSION**

The subject site is 20' wider in the front than it is at the rear. Although original construction plans show the development observing required setbacks, a recent survey revealed that a small portion of a rear patio and second story deck encroach into the required six-foot interior setback. The proposed project involves enclosure of the upper level deck for use as a master bedroom closet and partial enclosure of the lower level patio for storage purposes. Although the roof line will not change, the additional floor area will encroach 10" into the required setback. It is Staff's position that the Modification to permit the encroachment within the interior setback improves the existing situation by providing a solid wall buffer between this property and the immediate neighbor. This project was reviewed by the Single Family Design Board who found the Modification technical in nature with no negative aesthetic issues.

**V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed Modification will result in a minor structural encroachment into the interior setback without impacts to the adjacent neighbor.

Exhibits:

- A. Site Plan (full size set of plans available for review)
- B. Applicant's letter dated September 28, 2010
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
(rmilazzo@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470

# ELIASSEN RESIDENCE 3735 LINCOLNWOOD DR SANTA BARBARA, CA 93110

### CODES

ALL WORK TO CONFORM TO 2007 CALIFORNIA BLDG CODE (CBC), (TITLE 24) WHICH ADOPTS THE 2006 IBC, PLUS THE 2007 CALIFORNIA MECHANICAL CODE(CMC), 2007 CALIF PLUMBING CODE (CPC) AND 2007 CALIF ELECTRICAL CODE, PART 3 (CEC), 2007 CALIF ENERGY CODE, PART 6 (CEC), CITY OF SB MUNICIPAL CODE AND ADOPTING ORD.

### EROSION MANAGEMENT PRACTICES (per City Request)

EROSION SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET PILE, SILLER, AREA DRAIN, NATURAL DRAINAGE COURSES OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCE OF WIND OR WATER. PULVER, OIL, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING, AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF PAVEMENT AND INFILTRATION BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE REAPPLIED IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR COVERED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

### PROJECT DATA

**OWNER:** TODD ELIASSEN  
3735 LINCOLNWOOD DR  
SANTA BARBARA, CA 93110  
TEL: (805) 448-1414

**PROJECT ADDRESS:** 3735 LINCOLNWOOD DR  
SANTA BARBARA, CA 93110  
CBS-148-021

**APN:** PT - 267  
PT - 5  
2607 CBC

**ZONING:** R-3

**BUILDING CODE:** 2007 CBC

**BUILDING TYPE:** 1/4

**AREA OF WORK:** 869 SQFT (86A APPROX)

**STORIES:** 2 1/2 (3 STORY)

**BUILDING HEIGHT:** 24' (APPROX) (30' MAX)

**OCCUPANCY GROUP:** R-3 (SINGLE FAMILY RESIDENCE)  
U-1 (ATTACHED 3 CAR GARAGE)

**REMARKS:** 1 HOUR

**LOT AREA:** 8348 SQ (APPROX)

**OVERLAP SPACE:** 2176.9 SQ (SEE APPROPX)

**BUILDING FLOOR AREA:** 869 SQ (SEE APPROPX)

**ADDITION TO FOOTPRINT:** 2176.9 SQ (SEE APPROPX)

**TOTAL AREA (G):** 869 SQ (SEE APPROPX)

**TOTAL AREA (N):** 2176.9 SQ (SEE APPROPX)

**TOTAL AREA (NET-FLOOR):** 869 SQ (SEE APPROPX)

**CHANGE IN USE:** NO (NEW PER CODE)

**PARKING:** 3 CAR COVERED (GARAGE)

**FAIR:** 869 (SEE BMT C)

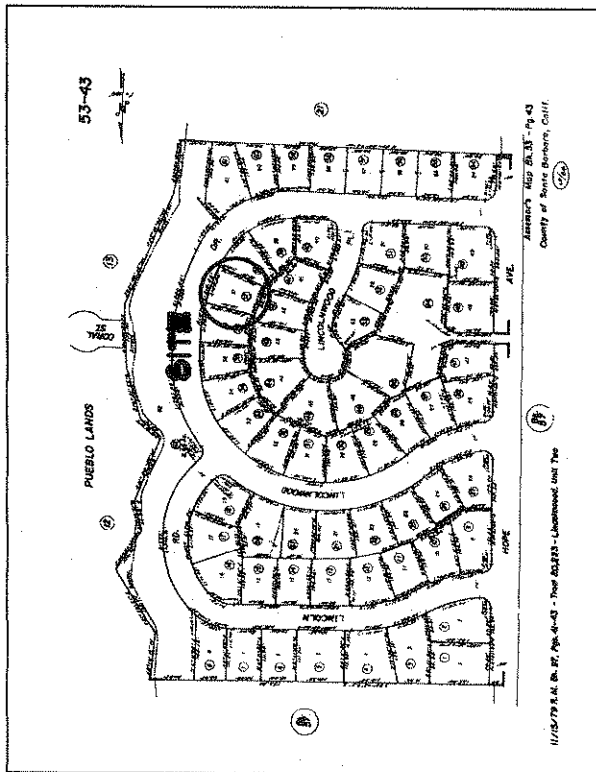
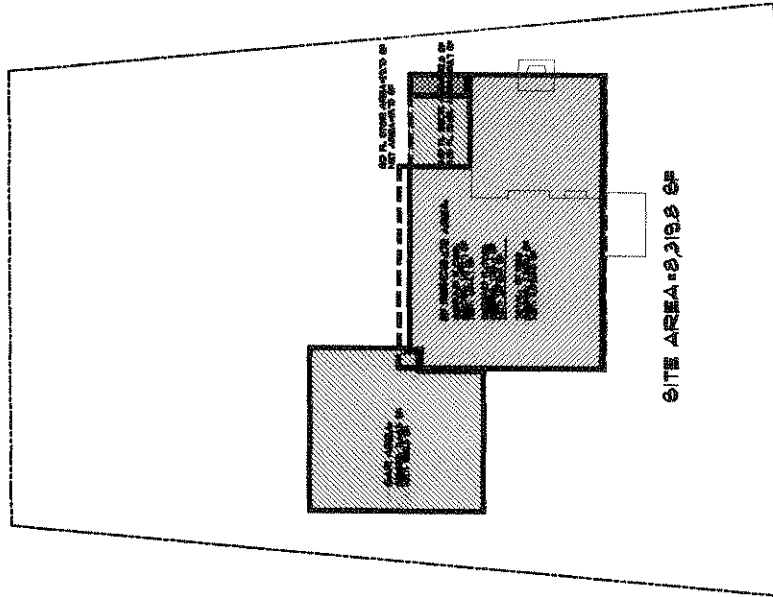
**ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND NEW INTERIOR + EXTERIOR WALLS TO MATCH EXISTING. NEW ELECTRICAL, PLUMBING + AREA OF WORK**

### INDEX TO DRAWINGS

NO.	DESCRIPTION
01	100% GENERAL NOTES (SHEETS 1-4) (SEE BMT)
02	100% GENERAL NOTES (SHEETS 5-8) (SEE BMT)
03	100% GENERAL NOTES (SHEETS 9-12) (SEE BMT)
04	100% GENERAL NOTES (SHEETS 13-16) (SEE BMT)
05	100% GENERAL NOTES (SHEETS 17-20) (SEE BMT)
06	100% GENERAL NOTES (SHEETS 21-24) (SEE BMT)
07	100% GENERAL NOTES (SHEETS 25-28) (SEE BMT)
08	100% GENERAL NOTES (SHEETS 29-32) (SEE BMT)
09	100% GENERAL NOTES (SHEETS 33-36) (SEE BMT)
10	100% GENERAL NOTES (SHEETS 37-40) (SEE BMT)
11	100% GENERAL NOTES (SHEETS 41-44) (SEE BMT)
12	100% GENERAL NOTES (SHEETS 45-48) (SEE BMT)
13	100% GENERAL NOTES (SHEETS 49-52) (SEE BMT)
14	100% GENERAL NOTES (SHEETS 53-56) (SEE BMT)
15	100% GENERAL NOTES (SHEETS 57-60) (SEE BMT)
16	100% GENERAL NOTES (SHEETS 61-64) (SEE BMT)
17	100% GENERAL NOTES (SHEETS 65-68) (SEE BMT)
18	100% GENERAL NOTES (SHEETS 69-72) (SEE BMT)
19	100% GENERAL NOTES (SHEETS 73-76) (SEE BMT)
20	100% GENERAL NOTES (SHEETS 77-80) (SEE BMT)
21	100% GENERAL NOTES (SHEETS 81-84) (SEE BMT)
22	100% GENERAL NOTES (SHEETS 85-88) (SEE BMT)
23	100% GENERAL NOTES (SHEETS 89-92) (SEE BMT)
24	100% GENERAL NOTES (SHEETS 93-96) (SEE BMT)
25	100% GENERAL NOTES (SHEETS 97-100) (SEE BMT)
26	100% GENERAL NOTES (SHEETS 101-104) (SEE BMT)
27	100% GENERAL NOTES (SHEETS 105-108) (SEE BMT)
28	100% GENERAL NOTES (SHEETS 109-112) (SEE BMT)
29	100% GENERAL NOTES (SHEETS 113-116) (SEE BMT)
30	100% GENERAL NOTES (SHEETS 117-120) (SEE BMT)
31	100% GENERAL NOTES (SHEETS 121-124) (SEE BMT)
32	100% GENERAL NOTES (SHEETS 125-128) (SEE BMT)
33	100% GENERAL NOTES (SHEETS 129-132) (SEE BMT)
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35	100% GENERAL NOTES (SHEETS 137-140) (SEE BMT)
36	100% GENERAL NOTES (SHEETS 141-144) (SEE BMT)
37	100% GENERAL NOTES (SHEETS 145-148) (SEE BMT)
38	100% GENERAL NOTES (SHEETS 149-152) (SEE BMT)
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43	100% GENERAL NOTES (SHEETS 169-172) (SEE BMT)
44	100% GENERAL NOTES (SHEETS 173-176) (SEE BMT)
45	100% GENERAL NOTES (SHEETS 177-180) (SEE BMT)
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95	100% GENERAL NOTES (SHEETS 377-380) (SEE BMT)
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98	100% GENERAL NOTES (SHEETS 389-392) (SEE BMT)
99	100% GENERAL NOTES (SHEETS 393-396) (SEE BMT)
100	100% GENERAL NOTES (SHEETS 397-400) (SEE BMT)

### SCOPE OF WORK

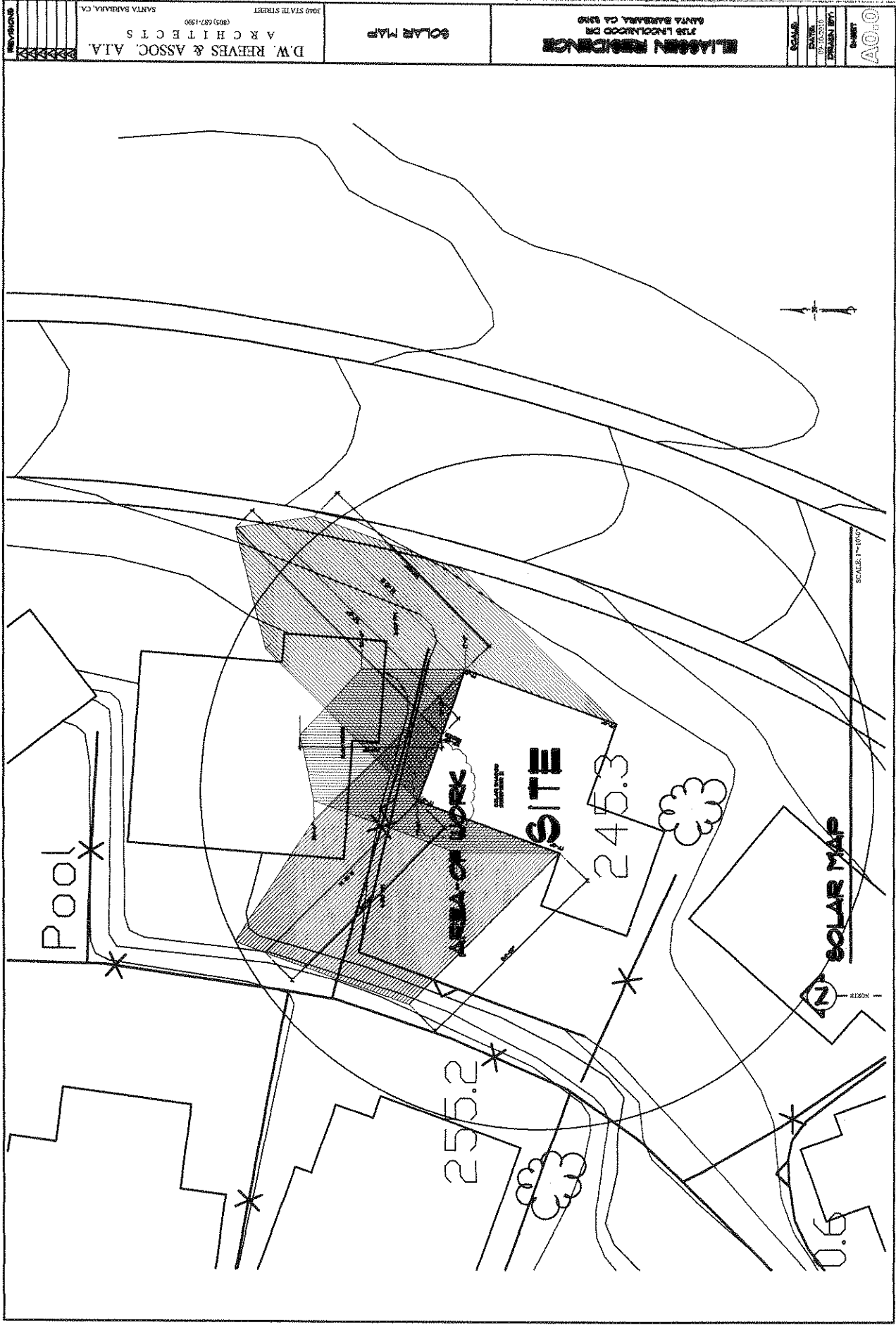
ADD NEW INTERIOR + EXTERIOR WALLS TO MATCH EXISTING. NEW ELECTRICAL, PLUMBING + AREA OF WORK



**PARCEL MAP**  
**PARCEL: 053-430-037**

**F.A.R. Calculator**

Item	No.	Value
3741 Unimproved LF	0	\$724
3742	0	\$2
3743	0	\$120
3744	0	Yes
3745	0	Yes
3746	0	11.0%
3747	0	Yes
3748	0	No
3749	0	No
3750	0	No
3751	0	9.13
3752	0	4,000 - 5,000 sq. ft.
3753	0	1,000 - 1,500 sq. ft. (use in #1)
3754	0	500 - 1,000 sq. ft. (use in #2)
3755	0	500
3756	0	4,000 sq. ft.
3757	0	1,000 sq. ft. (use in #2)
3758	0	500 sq. ft. (use in #2)
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3783	0	500 sq. ft. (use in #2)
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3794	0	500 sq. ft. (use in #2)
3795	0	500 sq. ft. (use in #2)
3796	0	500 sq. ft. (use in #2)
3797	0	500 sq. ft. (use in #2)
3798	0	500 sq. ft. (use in #2)
3799	0	500 sq. ft. (use in #2)
3800	0	500 sq. ft. (use in #2)



SCALE: 1"=100'



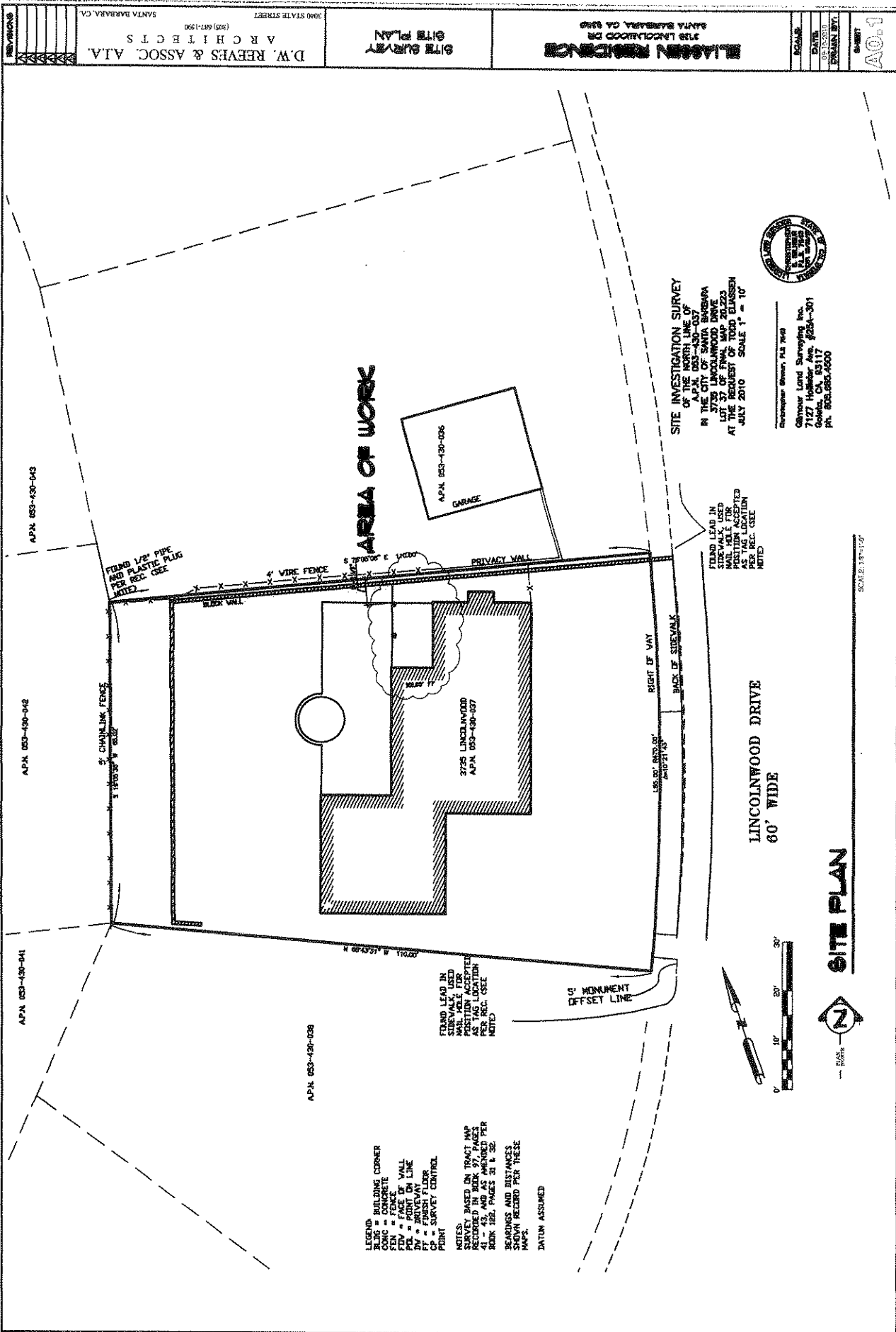
SOLAR MAP

ELIASSEN RESIDENCE  
 1233 LINDWOOD DR  
 SANTA BARBARA, CA 93101

SOLAR MAP

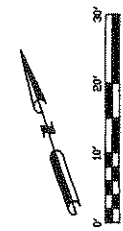
D.W. REEVES & ASSOC. AIA  
 ARCHITECTS  
 (805) 687-1390  
 1040 STATE STREET  
 SANTA BARBARA, CA





- LEGEND = BUILDING CORNER  
 = CONCRETE  
 = FENCE  
 = FACE OF WALL  
 = FINISH FLOOR  
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- NOTES  
 SURVEY BASED ON TRACT MAP  
 RECORD NO. 103410  
 BOOK 182, PAGES 31 & 32.  
 BEARINGS AND DISTANCES  
 SHOWN REFER TO THESE  
 MAPS.  
 DATUM ASSUMED

FIND LEAD IN  
 CONDUIT USED  
 MAIL HOLE FOR  
 POSITION ACCEPTED  
 FOR REC. USE  
 NOTED



LINCOLNWOOD DRIVE  
 60' WIDE

FIND LEAD IN  
 SIDEWALK USED  
 MAIL HOLE FOR  
 POSITION ACCEPTED  
 AS INDICATED  
 PER REC. USE  
 NOTED

SITE INVESTIGATION SURVEY  
 OF THE NORTH LINE OF  
 A.P.N. 053-430-037  
 IN THE CITY OF SANTA BARBARA  
 LOT 22 OF LINCOLNWOOD DRIVE  
 AT THE REQUEST OF TODD ELASSSEN  
 JULY 2010 SCALE 1" = 10'



Christopher Ellasson, PLS 7940  
 Onshore Land Surveying Inc.  
 7127 Hollister Ave. #215A-301  
 Goleta, CA, 93117  
 PH. 805.955.4000

**SITE PLAN**

SCALE: 1"=10'

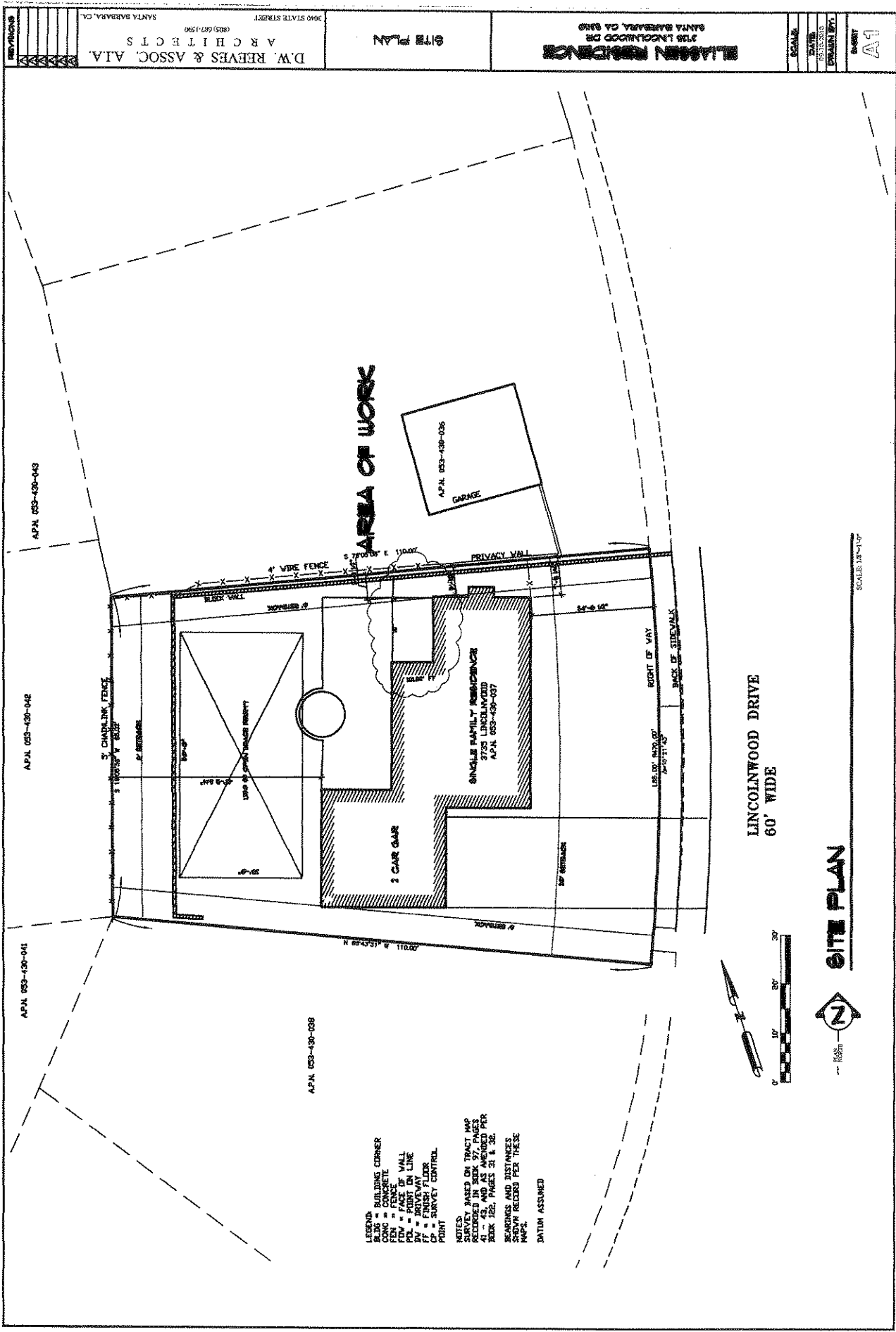
D.W. REEVES & ASSOC. AIA  
 ARCHITECTS  
 (805) 687-1296  
 SANTA BARBARA, CA

**SITE SURVEY  
 SITE PLAN**

ELASSSEN SURVEYING  
 3725 LINCOLNWOOD DR  
 SANTA BARBARA, CA 93103

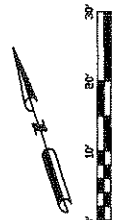
DATE
BY
REVISION NO.
NO.
DATE
NO.
DATE
NO.
DATE

AO-1



**LEGEND**  
 BLDG = BUILDING CORNER  
 CONC = CONCRETE  
 FENW = FENCE  
 FOW = FACE OF WALL  
 FUL = FOOT ON LINE  
 FF = FINISH FLOOR  
 CP = SURVEY CONTROL POINT

**NOTES**  
 SURVEY BASED ON TRACT MAP  
 41 43 AND AS AMENDED PER  
 BEK 122, PAGES 21 & 22.  
 BEARINGS AND DISTANCES  
 SHOWN RECORD FOR THESE  
 MAPS.  
 DATUM ASSUMED



**SITE PLAN**

SCALE: 1/8"=1'-0"

APN 053-430-043

APN 053-430-042

APN 053-430-041

APN 053-430-038

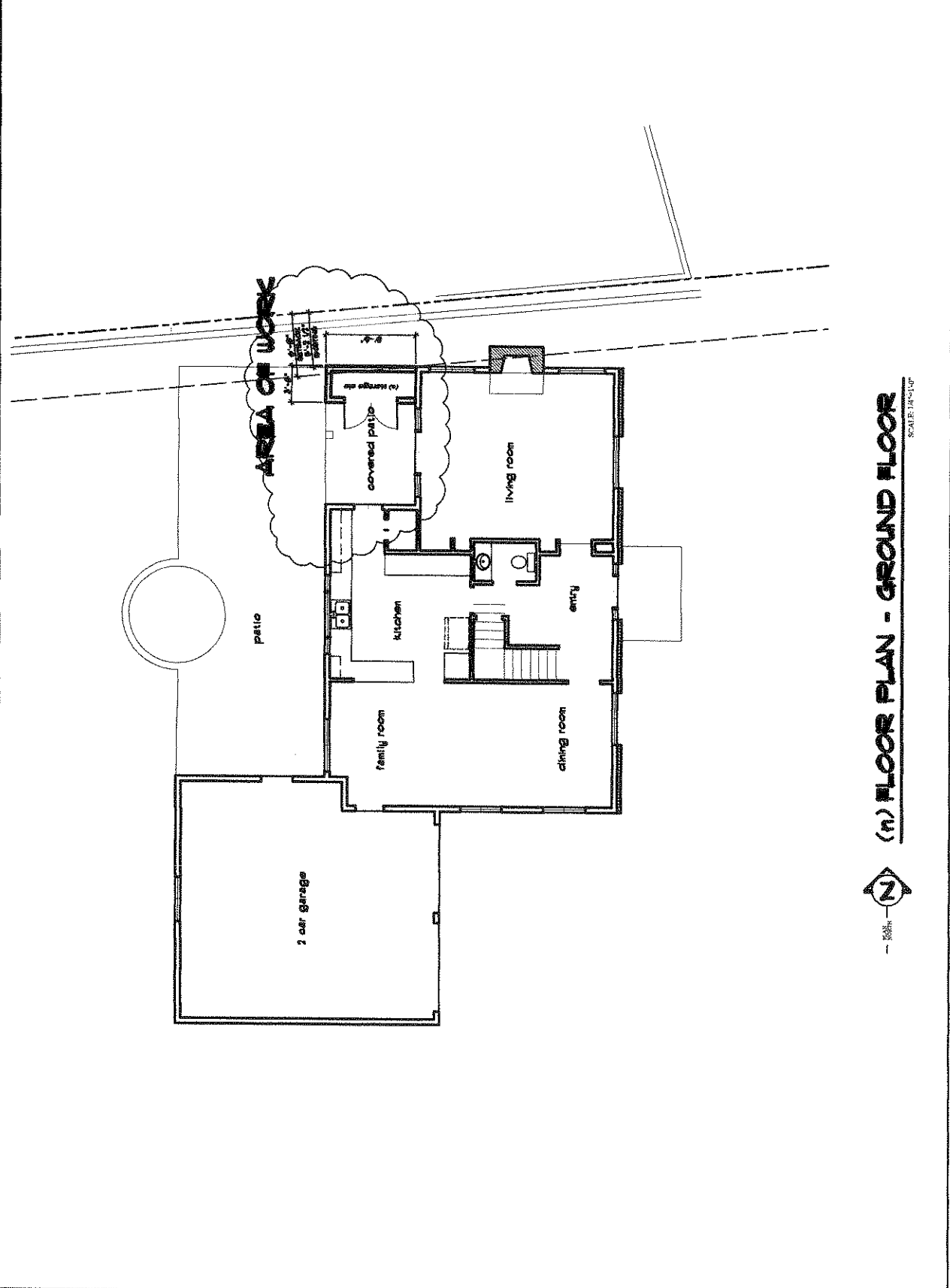
LINCOLNWOOD DRIVE  
 60' WIDE

AREA OF WORK

APN 053-430-036  
 GARAGE

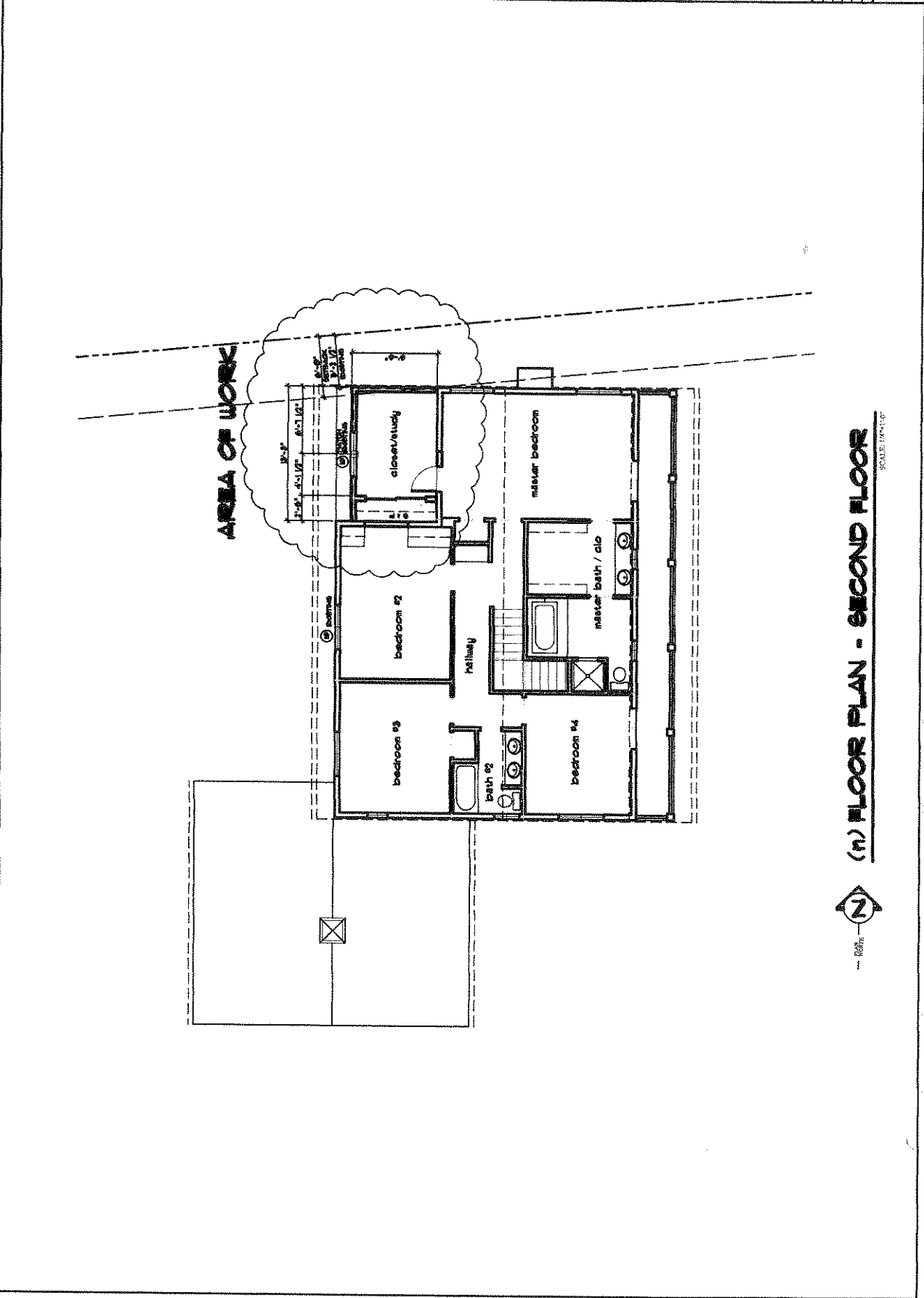
SINGLE FAMILY RESIDENCE  
 2725 LINCOLNWOOD  
 APN 053-430-037

2 CAR GAR

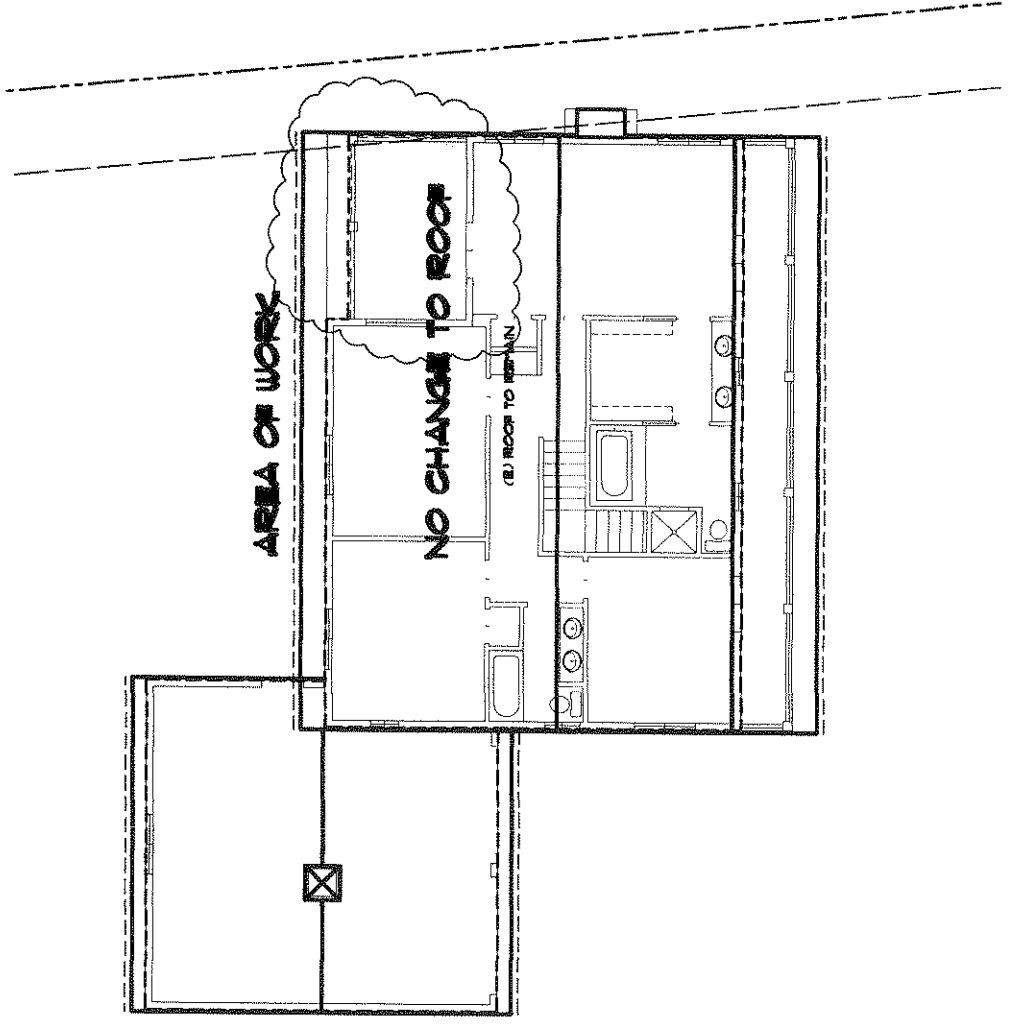


(n) FLOOR PLAN - GROUND FLOOR  
 SCALE: 1/8" = 1'-0"



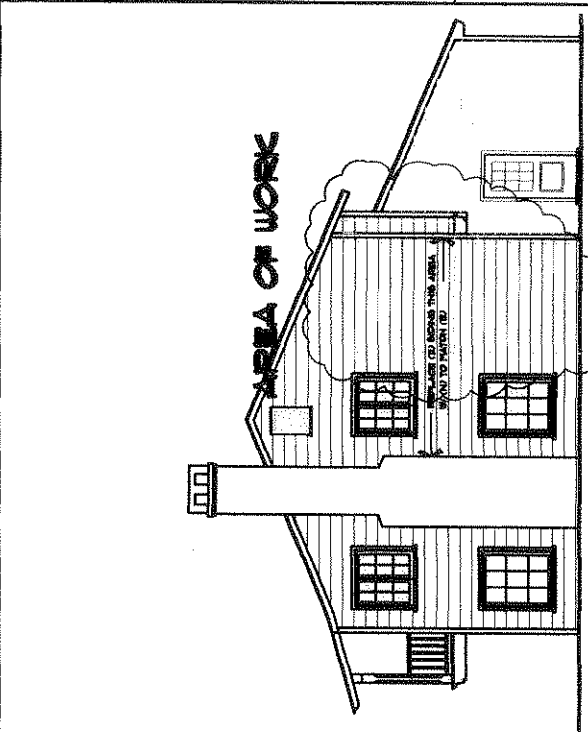


(n) FLOOR PLAN - SECOND FLOOR  
 SCALE: 1/8" = 1'-0"

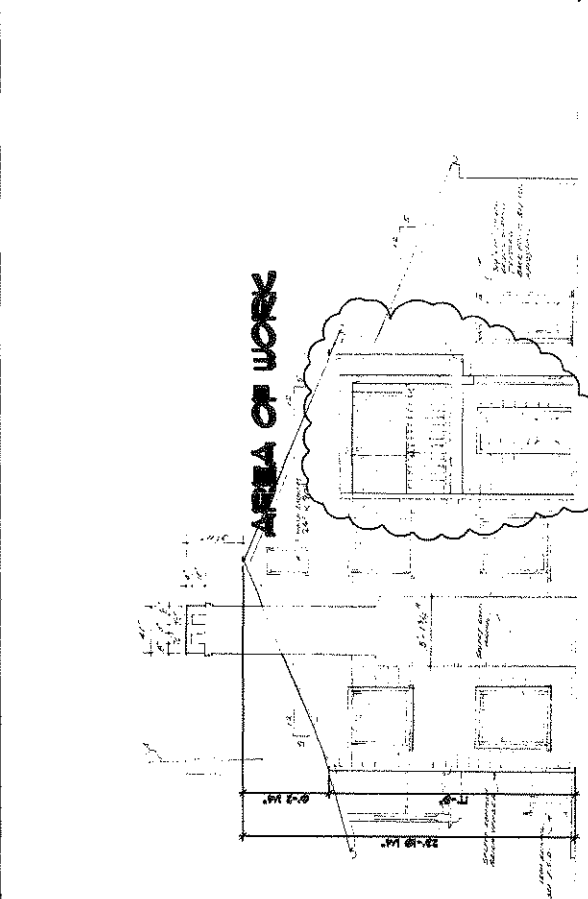



**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

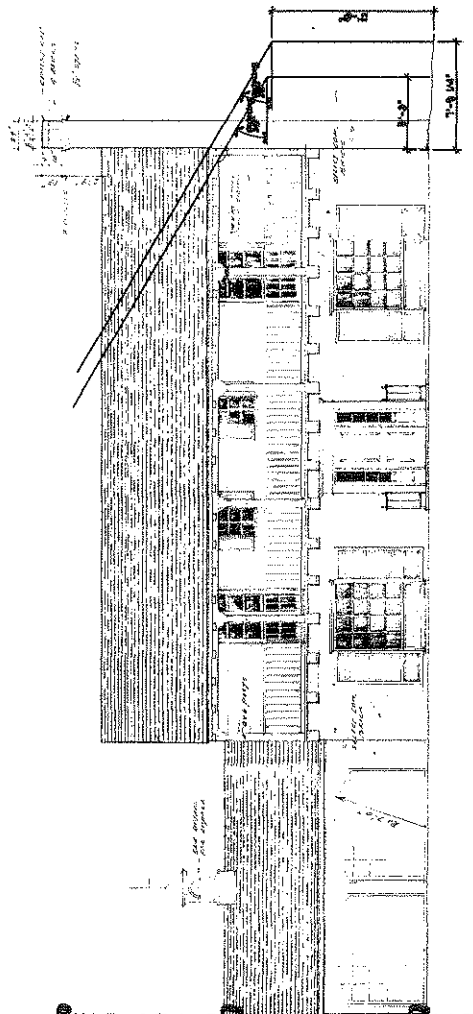
SCALE: 1/8" = 1'-0"



**REMOVED ELEVATION**



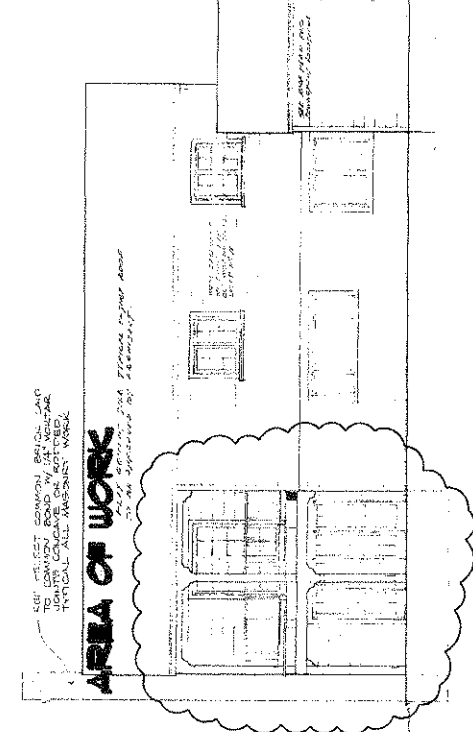
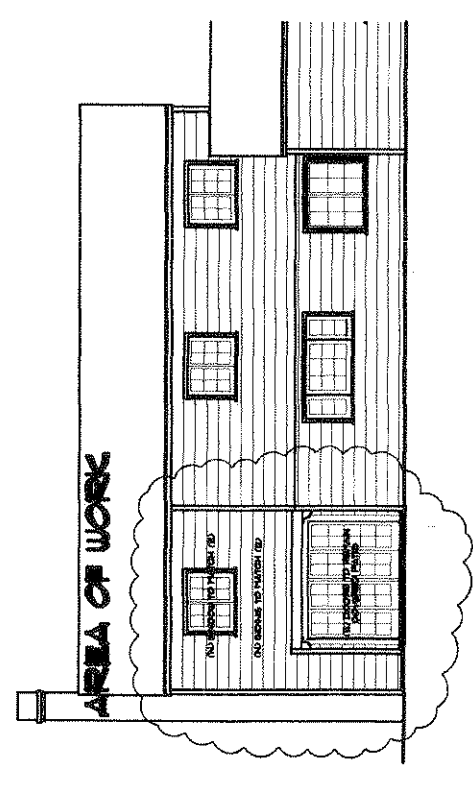
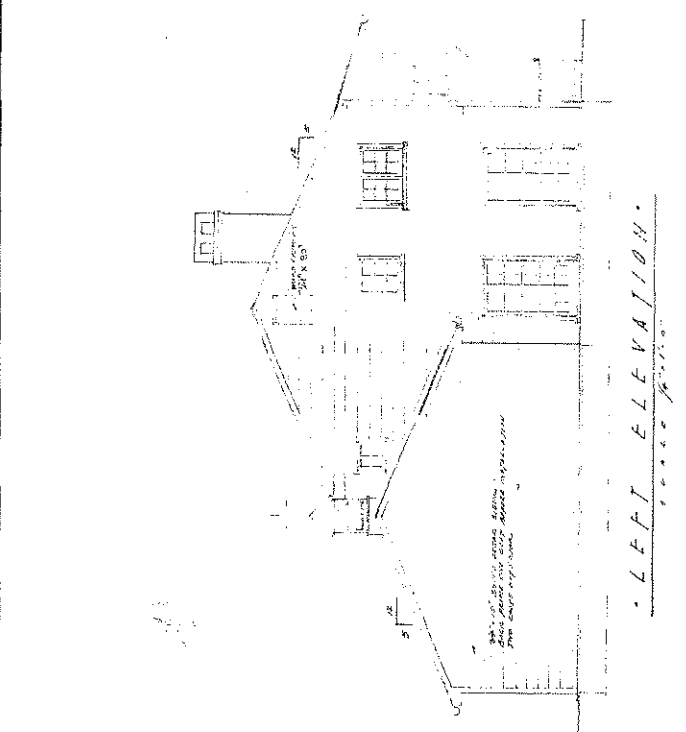
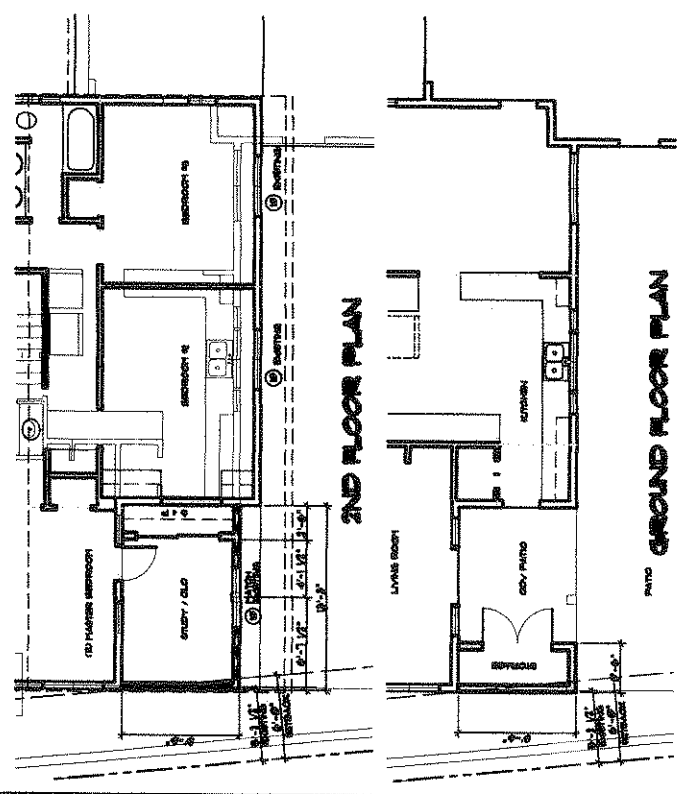
**RIGHT ELEVATION**



**FRONT ELEVATION - EAST**

(●) original drawing - for only

(2) ORIGINAL DRAWINGS - FOR ONLY



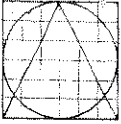
REAR ELEVATION

NOT PERMIT COMMON BRICK LANT  
 TO BE USED IN THIS AREA  
 UNLESS SPECIFICALLY NOTED  
 TYPICAL ALL MASONRY WORK

**AREA OF WORK**

LEFT ELEVATION

REAR ELEVATION



D.W. REEVES & ASSOC. A.I.A.

A R C H I T E C T S

3040 STATE STREET SANTA BARBARA CA 93105 (805) 687 1590

September 28, 2010

Staff Hearing Officer  
CITY OF SANTA BARBARA  
PO Box 1990  
Santa Barbara, CA 93102-1990

Re: Modification Request for 3735 Lincolnwood  
APN 053-430-037

To Whom It May Concern:

Currently, there is an existing two story, single family residence, with a covered second floor deck. The property lot lines recede back into the property forming a rear lot line that is less in length than the front yard line, causing the rear covered patio corner to be located within the side yard by approximately 10 inches in the area of work, to 0 inches, with a average of 5" for the sloping side yard setback in relation to the existing residence.

The zone is E3, with a side yard setback of 6 feet. The current covered deck and roof are within the side yard by 10 inches at the outer most corner of the roof support post and handrail, to 0 inches at the front of the covered deck area.

The owner wishes to enclose the upper deck to provide privacy for his neighbor and add additional closet and workspace to his existing master bedroom. For architectural reasons, on the lower level side of the covered patio should also be partially enclosed to provide an outdoor storage room. Both upper and lower levels are to match the existing exterior elevation and same existing exterior wall line.

1. A modification to allow for new enclosed space within the side yard setback (approx 10 inches) under the existing roof area for a new closet and study on the second floor, and a modification to allow a storage space to be constructed within the side yard setback (approx 10 inches) directly under the second floor covered deck that is being enclosed. Note that the balcony deck area slopes from 10 inches to 0 inches, with an average of 5" into the side yard setback.

2. A modification exemption (for solar access) to allow this new enclosed space within the restricted solar area. Under the section 28.11.020 "Any portion of a structure in existence, or for which a valid building permit was issued, prior to the effective date of the ordinance first enacting this Chapter." Shall be exempt from the height limitation. No change is being requested for the existing roof and the footprint of the existing deck and covered patio is to remain the same.

The new FAR for the site will be approximately 84 percent.

*not necessary - Bot*

This improvement will improve the building appearance, both from the side, and the rear elevations, provide the needed space for the homeowner, and bring this exterior patio/deck area into compliance with current guidelines for neighborhood capability of second floor decks.

If you have any additional questions, or concerns, please contact me.

Sincerely,

D W REEVES & ASSOCIATES, Architects



Douglas W Reeves AIA  
Architect

CC: Todd Eliassen

**3735 LINCOLNWOOD – SINGLE FAMILY DESIGN BOARD MINUTES**

**September 27, 2010**

Continued indefinitely to the Staff Hearing Officer with positive comments and continued to the Consent Calendar with the comment that the Board finds no negative aesthetic issues and finds the modification to be technical in nature.