

ARB CASE NO. 907F
540 LAMONT AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Southeast corner at intersection with Loveta St
- New SF Residence w/detached Garage



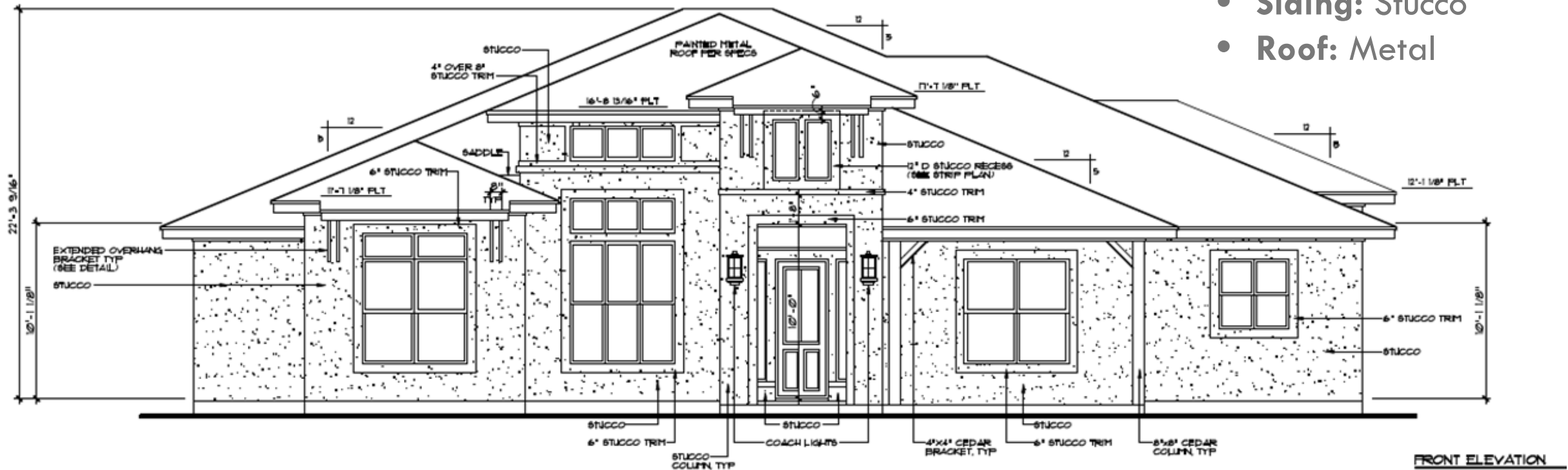
SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of roof**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



NORTH ELEVATION (FRONT)

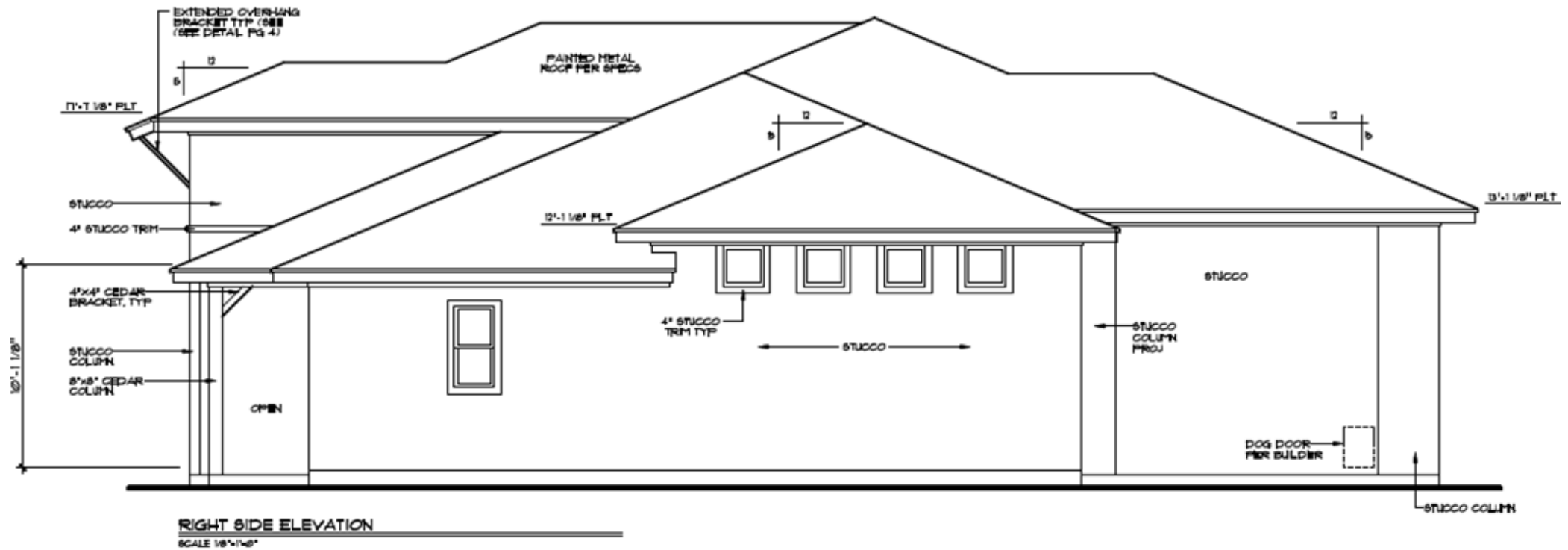
- Height: 22ft 3-9/16"
- Siding: Stucco
- Roof: Metal



FRONT ELEVATION

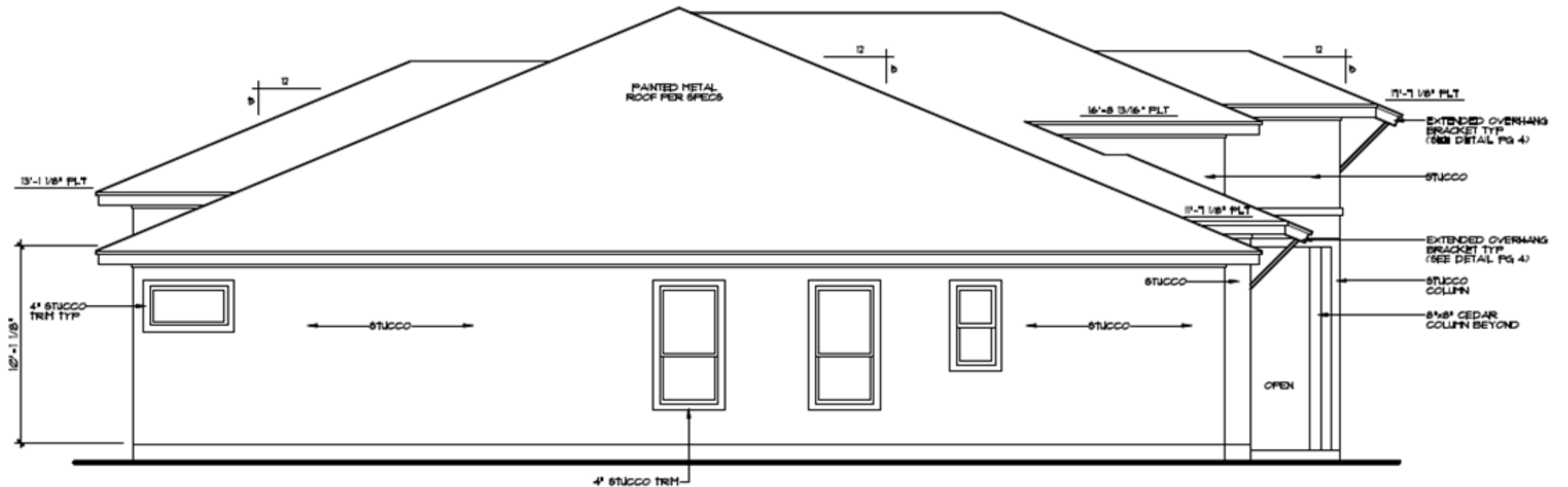


WEST ELEVATION (SIDE)





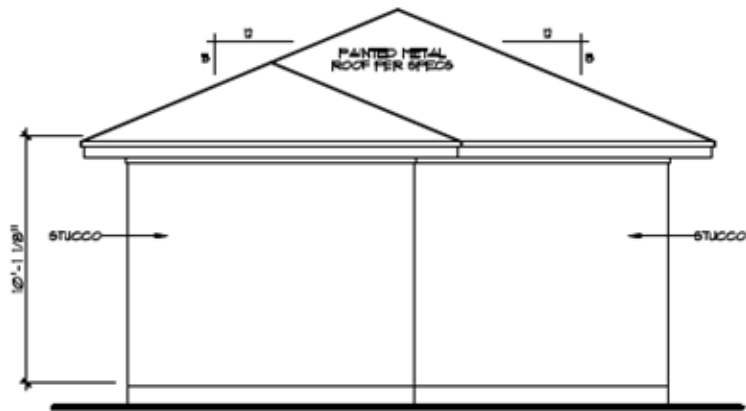
EAST ELEVATION (SIDE)



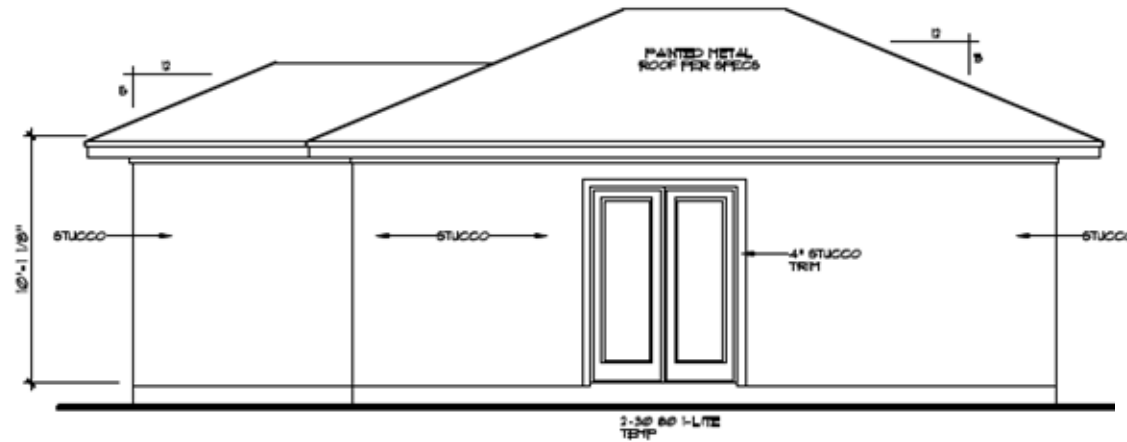
LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



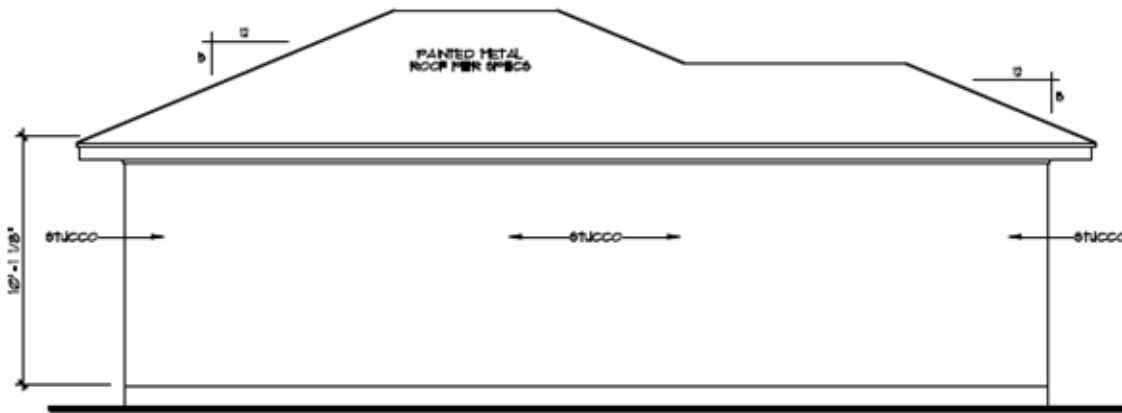
DETACHED GARAGE



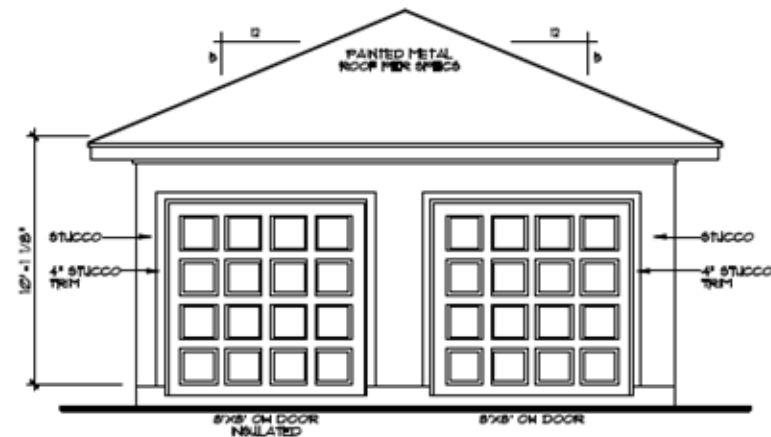
DETACHED GARAGE LEFT ELEVATION
SCALE 1/8"=1'-0"



DETACHED GARAGE FRONT ELEVATION
SCALE 1/8"=1'-0"



DETACHED GARAGE REAR ELEVATION
SCALE 1/8"=1'-0"

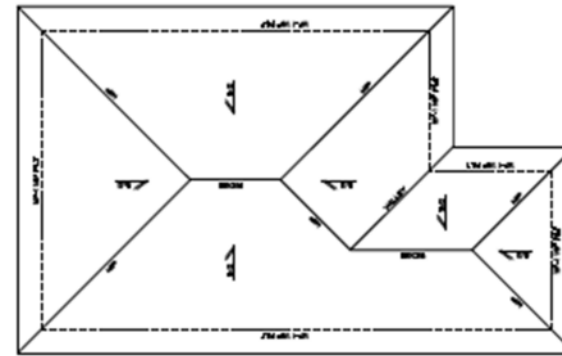
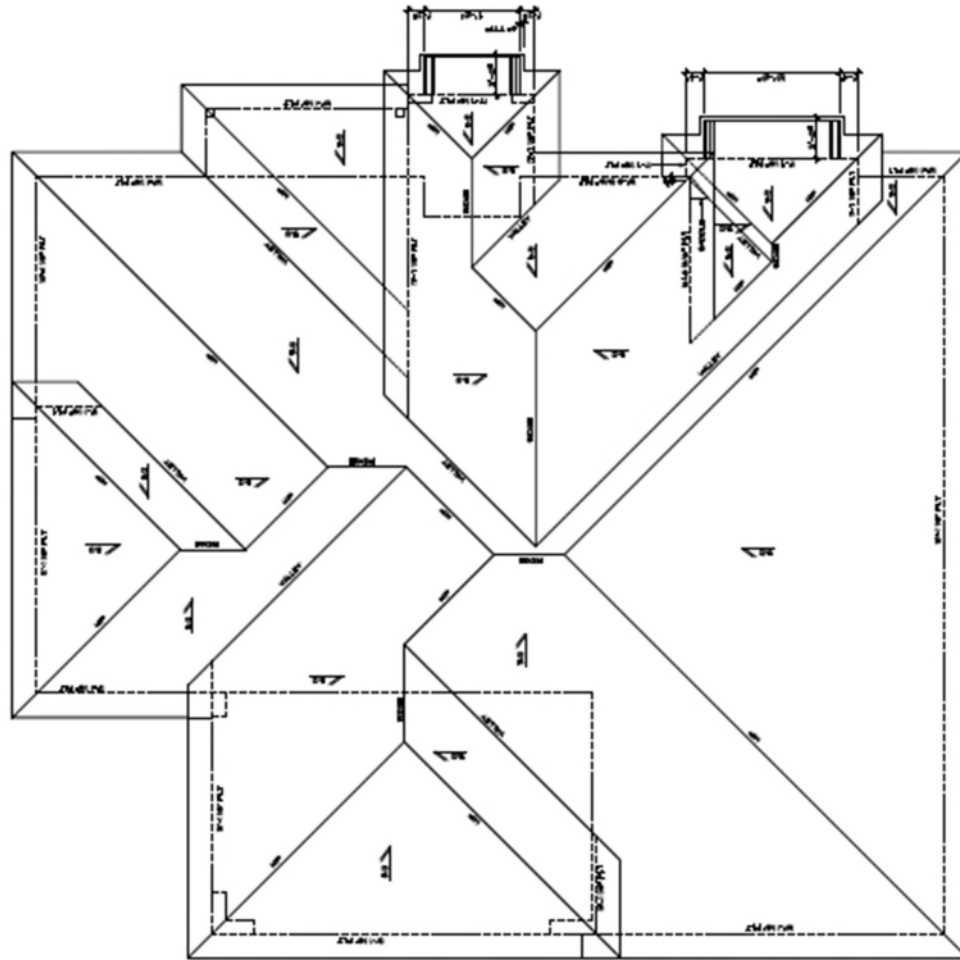


DETACHED GARAGE RIGHT ELEVATION
SCALE 1/8"=1'-0"

- **Height:** Unknown
- **Siding:** Stucco
- **Roof:** Metal



ROOF PLANS





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	15,000	15,000
Main House 1 st Floor*	1,800	3,020
Main House 2 nd Floor		
Main House – Loft		
Garage/Carport – 1 st Floor*	783	736
Garage – 2 nd Floor		
Front Porch*	108	152
Side Porch*		
Rear Porch*	26	0
Breezeway*		
Shed*		
Total Square Footage	2,717.00 sq ft	3,908 sq ft
Lot Coverage* (max 40%)	2,717 sq ft / 18.11%	3,908 sq ft / 26.05%
FAR (max .47 with bonus)	2,583.00 sq ft / .172	3,756 sq ft / .250

Bonuses Utilized

+2 – Side or rear street/alley access



POLICY ANALYSIS

- Currently completing plan review process
- Tentatively scheduled for the City Council meeting of November 13, 2023 pending the board's recommendation.



PUBLIC NOTIFICATION

- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- Responses received:
 - Support: (6) Neutral: (0)
 - Oppose: (0)

