

ARB CASE NO. 896F  
259 MONTCLAIR AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



# PROPERTY



- 2F-C
- Montclair Ave
  - Northwestern corner at Kokomo St
- 100% Demolition and New Construction



# SUMMARY

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



# EXISTING CONDITIONS - FRONT





# EXISTING CONDITIONS - SIDE





# EXISTING CONDITIONS - REAR

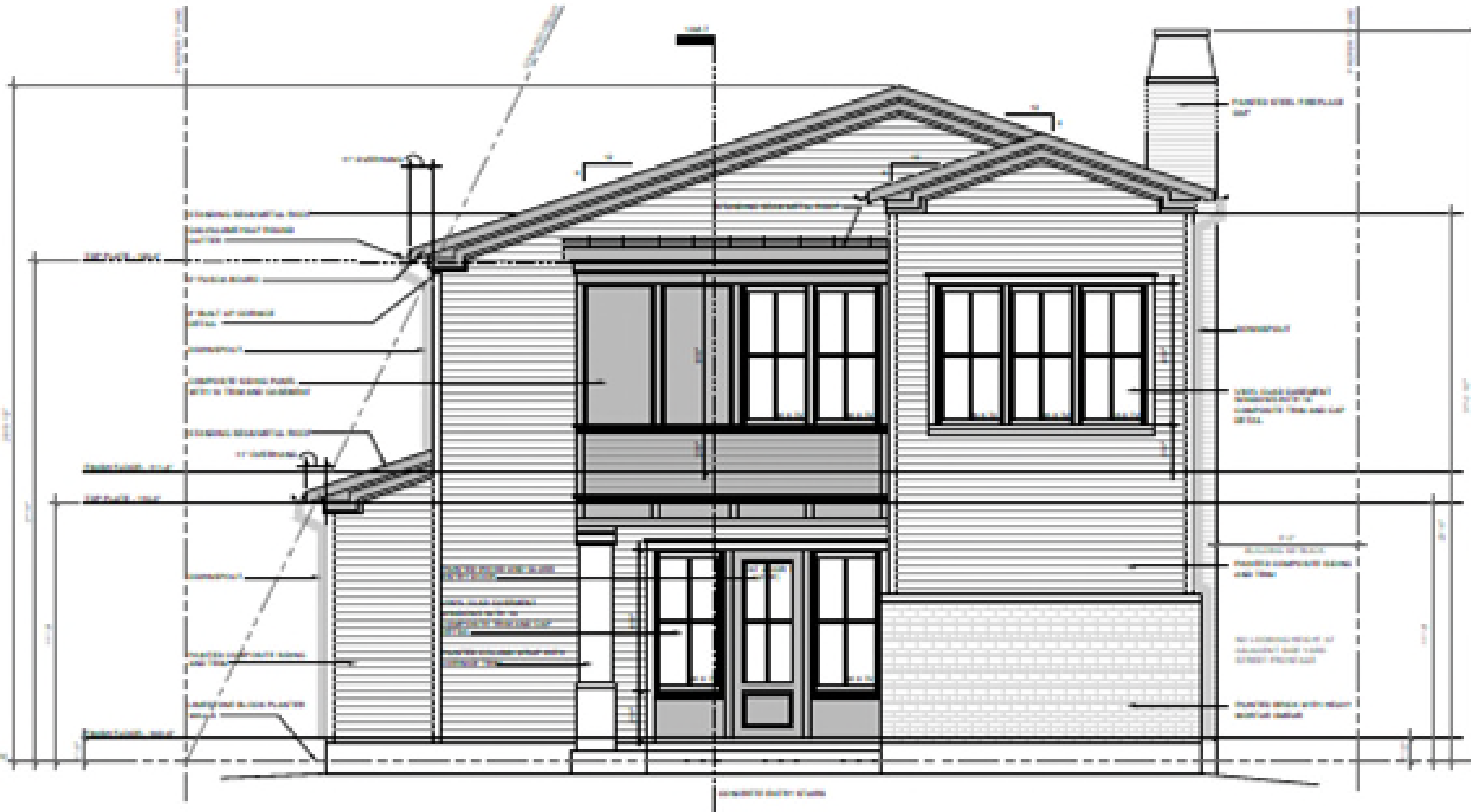








# FRONT ELEVATION (SOUTH)



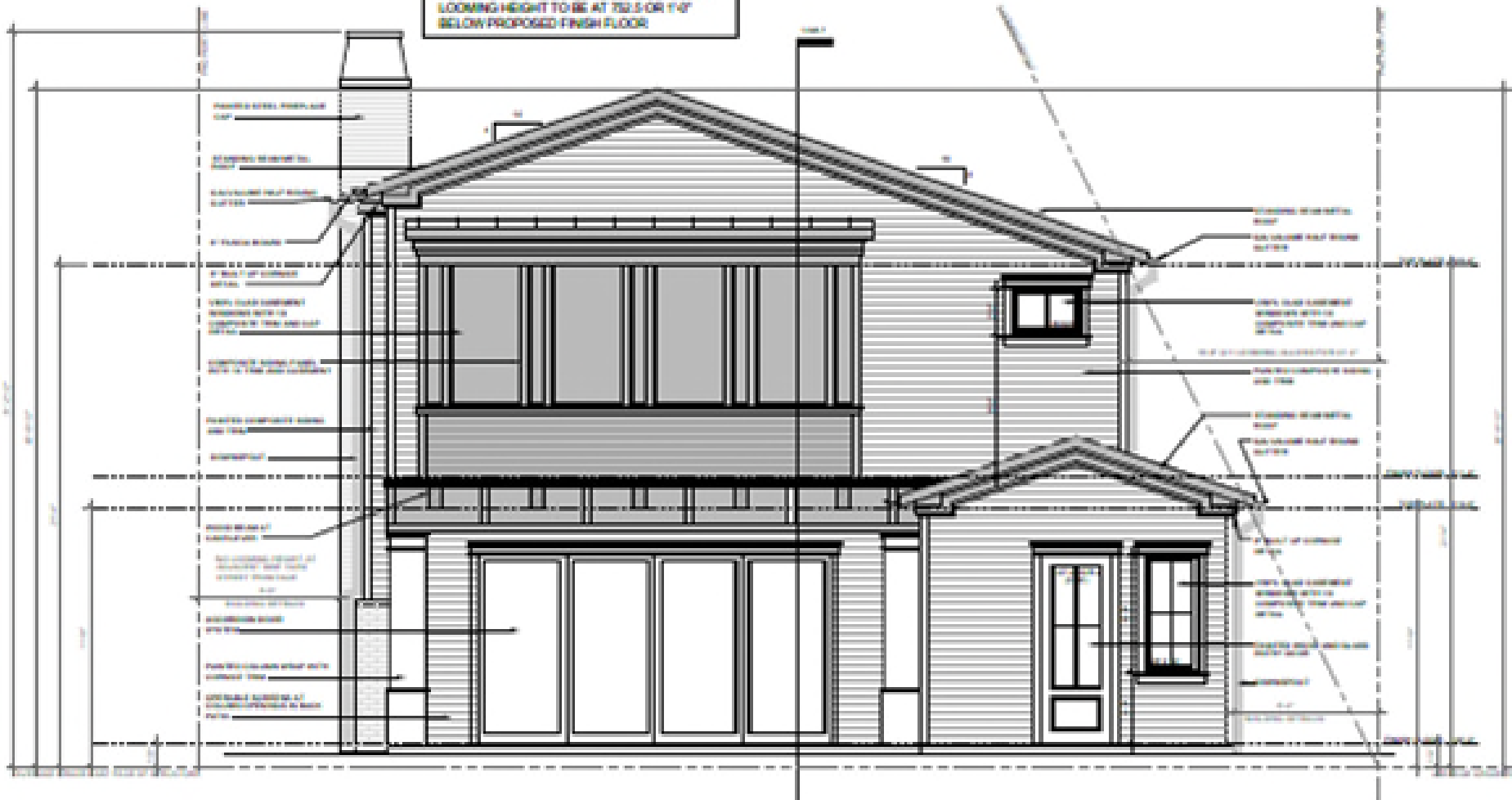
- **Height:** 28ft 9- $\frac{1}{2}$  in. (max 35ft allowed & not exceed 2- $\frac{1}{2}$  stories)
- **Siding:** Combination of Painted Composite Siding and Trim with Painted Brick
- **Roof:** Standing Seam Metal





# REAR ELEVATION (NORTH)

BASED ON GRADING PLAN, GRADES AT THE PERIMETER OF THE BUILDING RANGE FROM 752 TO 752. AVERAGE GRADE FOR DETERMINATION OF BUILDING HEIGHTS, PLATE HEIGHTS AND LOOKING HEIGHT TO BE AT 752.5 OR 1" BELOW PROPOSED FINISH FLOOR.



**Height:** 28ft 9-½ in.  
(max 35ft allowed & not exceed 2-½ stories)  
**Siding:** Combination of Painted Composite Siding and Trim with Painted Brick  
**Roof:** Standing Seam Metal



# SIDE ELEVATION (WEST)

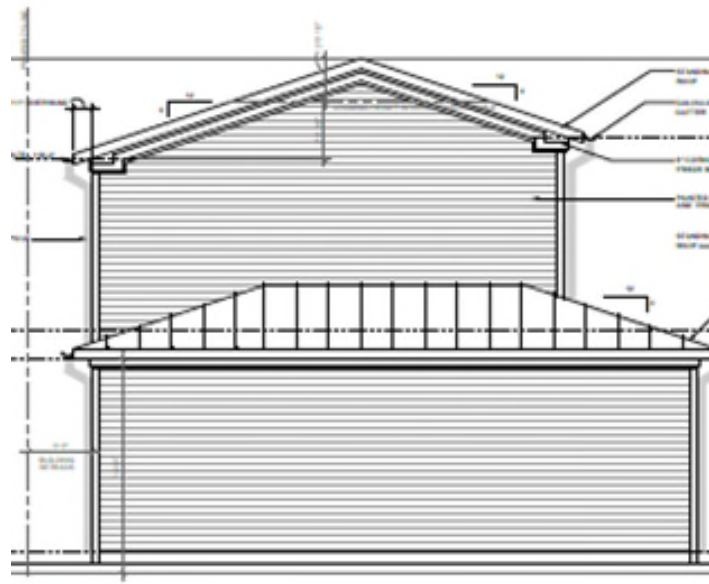
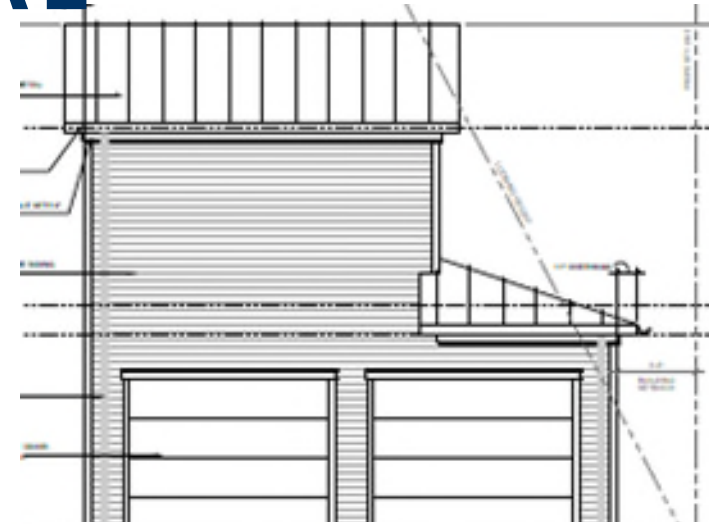






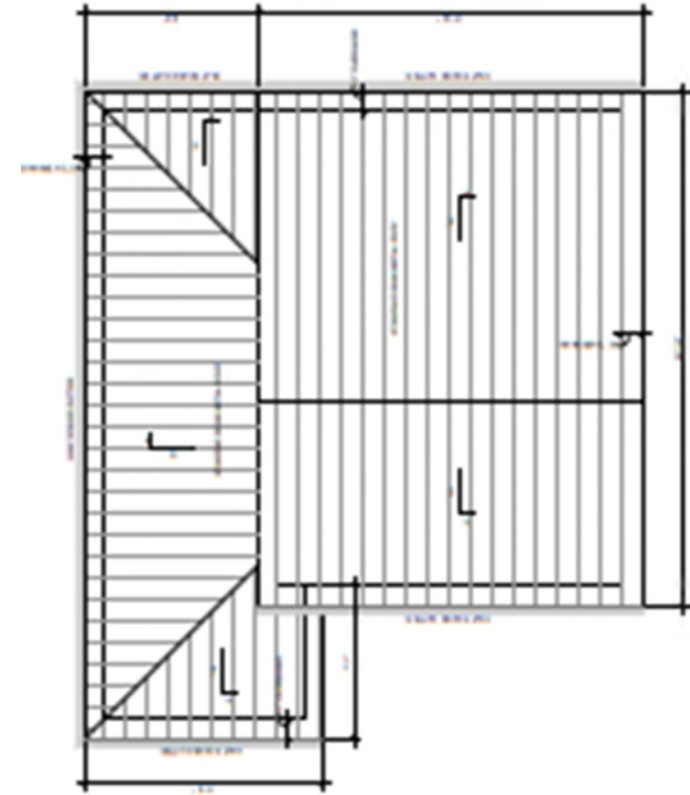
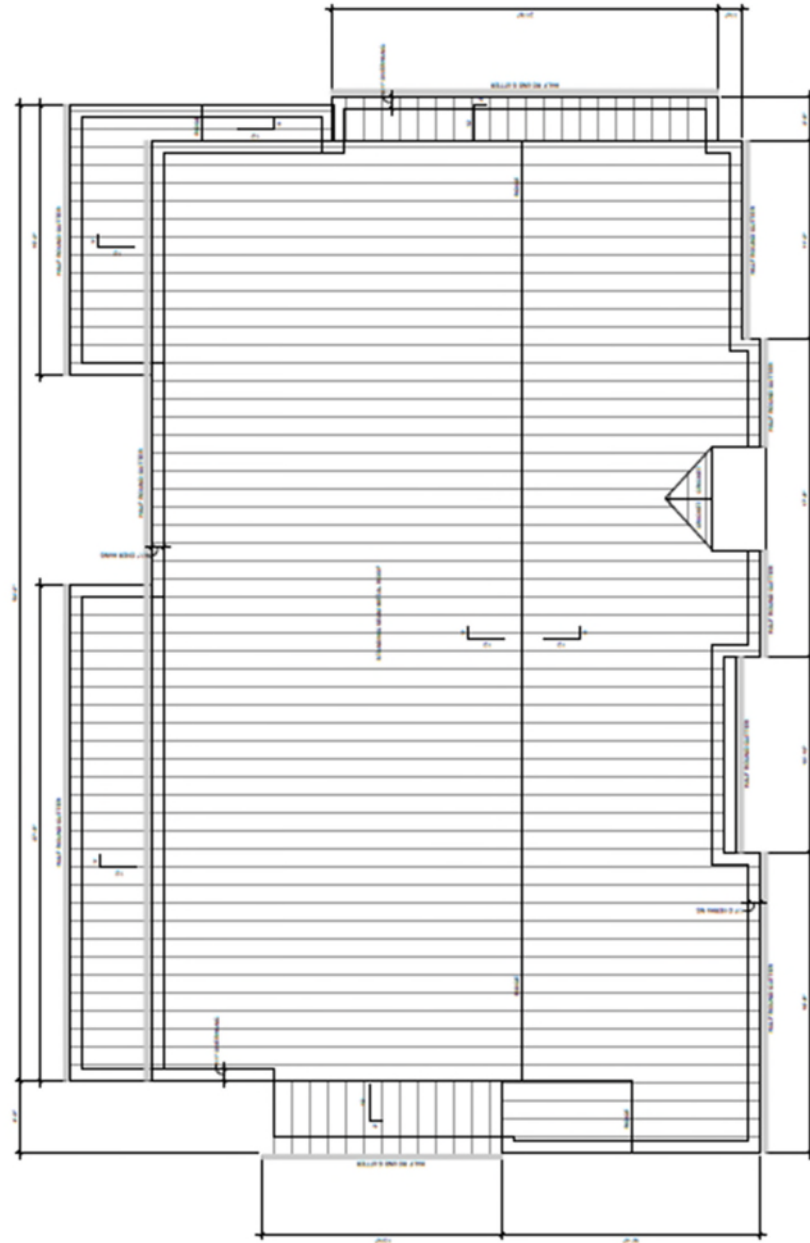


# ACCESSORY STRUCTURE





# ROOF PLANS





# POLICY ANALYSIS

<b>Impervious Coverage</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area	7,108	7,108
Main Structure Footprint	2,043	1,941
Garage Footprint	595	586
Driveway/Walkways	226	230
Other Flatwork	320	841
Swimming Pool		543
<b>Impervious Coverage</b>	<b>3,184</b>	<b>4,141</b>
<b>Total Imp. Cover (Max 65%)</b>	<b>44.8%</b>	<b>58.3%</b>





# POLICY ANALYSIS

<i>Lot Coverage / Floor Area Ratio</i>	<i>Existing</i>	<i>Proposed</i>
<i>Lot Area</i>	7,108	7,108
<i>Main House 1<sup>st</sup> Floor*</i>	1,427	1,634
<i>Main House 2<sup>nd</sup> Floor</i>	0	1,773
<i>Main House – Loft</i>		
<i>Garage/Carport – 1<sup>st</sup> Floor*</i>	595	585
<i>Garage – 2<sup>nd</sup> Floor</i>	0	386
<i>Front Porch*</i>	243	58
<i>Side Porch*</i>		
<i>Rear Porch*</i>	137	249
<i>Shed*</i>	65	0
<i>Other*</i>	171	0
<b><i>Total Square Footage</i></b>	<b>2,638 sq ft</b>	<b>4,685 sq ft</b>
<b><i>Lot Coverage* (max 40% allowed)</i></b>	<b>2,638 sq ft / 37%</b>	<b>2,526 sq ft / 36%</b>
<b><i>FAR (max .47 with bonus)</i></b>	<b>2,258 sq ft / .32</b>	<b>4,378 sq ft / .62</b>

## **Bonuses Utilized**

+2 – Side/Alley access to parking



# POLICY ANALYSIS

- The project has not completed the plan review process.
- The proposed wall on the east side is located within the City's right-of-way and will be subject to review and approval by City Council for a License Agreement. Staff is in receipt of the application.
- Demolition Review is tentatively scheduled for the June 12, 2023 City Council meeting pending the board's recommendation.



# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (1)                      Neutral: (1)
  - Oppose: (0)

