

***DRAFT***

**KENSINGTON MUNICIPAL ADVISORY COUNCIL**

**MEETING MINUTES**

**Meeting Venue: Conference Room, Kensington Community Center**

**Meeting Date: April 30 2002, 7.00 pm**

- 1. Present:** R. Barraza, J. Carman (Chair), E. Detmer, D.Jenkins, and C. Reed.
- 2. Minutes** of the March 26 2002 Meeting were approved unanimously with the following amendments:

Item 5 - Change case number from V1029324B to ZI029324B.

Item 5a - Change address of front lot from 754 Coventry to 734 Coventry.

Page 4 Item 5e - Change gross floor area from 3,330 ft<sup>2</sup> to 3,400 ft<sup>2</sup>.

- 3. 41 Cowper Ave. (VR021030).**

This is a request for a small lot review to build a deck addition to a dwelling on a substandard lot, with variance for a front yard setback of 9ft 3in. (20ft required) and variance for a secondary front yard setback of 7ft (15ft required).

The project was presented by D. Goldstein (Applicant) and F. Karren (Architect). The proposed 540 ft<sup>2</sup> deck extends for 60 ft on the Highland Blvd (secondary) frontage and for 25 ft on the Cowper Ave frontage. The existing garage already is 5 ft within the secondary frontage setback. The proposed deck would protrude into the secondary frontage setback by 5 ft for 40 ft of its length and by 8 ft for 20 ft of its length. The situation on the Cowper Ave frontage is more complex because of the irregular shape of this corner lot and the variation in deck width. On average the deck will require a 9 ft 3 in setback where 20 ft is required. A compelling reason for constructing the deck is the view from the Highland Ave side of the house. Besides the deck the project will include removal of a concrete parking area on the Highland Ave side and extensive landscaping of the lot.

Comments were made by neighbors C. Chang, 32 Highland Ave and G. Sturm, 25 Highland Ave. A letter was received from C. Carlson, 28 Highland Ave. All of the above were concerned about the impact on their privacy – especially the proposed construction on the Highland Ave side. Another concern was the appearance of the decks (and its underside) from the street level.

Following extensive discussion the following motions were acted on:

*“KMAC recommends approval of a variance for a secondary (Highland Ave) frontage setback of 10 ft (15 ft required) up to a point no more than exactly 20 ft from the southwest exterior corner of the house and a 9 ft 3 in. front setback (20 ft required) Cowper Ave”.*

Motion approved: 4-1.

*“KMAC recommends approval under the small lot ordinance subject to submission of a landscape plan and picket design to maintain neighborhood compatibility”.*

Motion approved: 5-0.

#### **4. 231 Arlington Ave. (VR021025).**

This is a request for a small lot review to build a new dwelling on a substandard lot. with variance for a front yard setback of 5 ft (20 ft required) for a detached garage.

This project was presented by Y. Woo (Architect) and M. Woo (Applicant). Y. Woo stated that the front setback variance request for the two-car garage was required because a garage constructed 20 ft from the property front would require an approximately 16 ft deep cut into the toe of the steeply sloping lot. Y. Woo had been advised by a geotechnical engineer to minimize the amount of excavation on the site. The following people contributed to the discussion of the project: A. Zuckerman and A. Cohen (226 Arlington); W. and D. Fujita (227 Arlington); J. and R. Lindquist (225 Arlington); G. Morrison (112 Windsor); L. Cole (240 Amherst); K. Blattel (244 Amherst); A. Reed (728 Coventry) and R. Barraza (242 Amherst). A letter was received from R. Lindquist. The public and KMAC discussions and the correspondence raised the following points:

- a. The proposed 5 ft front setback for a detached two-car garage makes the project too imposing from the street.
- b. The angle of the driveway with respect to Arlington Ave and proximity of the garage to the sidewalk creates an unsafe situation both for pedestrian and road traffic.
- c. No other garages in the immediate neighborhood are as close as 5 ft from the front setback.
- d. An extensive soils evaluation of the area contiguous to the project site was performed as part of the construction of the Services Districts building. This may be available to the applicant for assessing the feasibility of more extensive site excavation.

- e. The local topography consists of a gentle crest which, if possible, should be acknowledged in the design of the project.
- f. The proposed house (without rooftop solar equipment) interferes somewhat with some views of houses on Amherst. This would be ameliorated by lowering the roof by approximately 2 - 4 ft.
- g. The Applicant and Architect were commended by KMAC members Detmer and Jenkins for the excellent architectural design and presentation of the project.

Following this discussion the following motion was made:

*“KMAC recommends denial of the request for a variance of 5 ft front setback (20 ft) required for construction of a detached two-car garage based on its findings that the requirements of Section 26-2.006 are not met”.*

Motion passed 4-0. KMAC member Barraza recused himself from this vote because his residence is in the project neighborhood.

The Applicant requested that KMAC not take action on the small lot review. The Applicant indicated that he would attempt to modify the project, taking into consideration the points raised by the discussion. Chair Carman indicated that he would work with the County and the Applicant to expedite matters so that it may be possible to consider the project at KMAC’s May 2002 meeting.

## **5. Procedural Matters**

The proposed new ordinance is now in final ordinance format with virtually the same content that was developed by the Working Group. The ordinance is ready for presentation to the County Board of Supervisors.

## **6. Information Reports**

### **a. Past Cases**

454 Beloit Ave (VR011061) and 297 Berkeley Park Blvd (VR021008) have been approved.

380 Coventry ((VR011042) should be approved after another 300 ft noticing to neighbors of “intent to issue a building permit.”

132 Purdue Ave (MSO10002), 130 Windsor Ave (VR011077) and 1 Lawson Road (LP022021) will have public hearings on May 6, 2002. KMAC will not be represented.

189 Purdue Ave (Z1029589B) will be considered by KMAC, probably at the May meeting.

Chair Carman asked KMAC members to look at 417 Santa Fe (ZI 029404B) and advise him on whether a hearing should be requested.

**7. Enforcement Report**

There is one new case and a total of seven open cases. Chair Carman has written to Mr. Broderick urging that the continuing enforcement cases be resolved as soon as possible.

**8. Adjournment**

The meeting was adjourned at 10 pm.

Respectfully submitted,

David Jenkins  
Secretary KMAC  
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