

MINUTES
REGULAR MEETING of the ROSS ADVISORY
DESIGN REVIEW GROUP
TUESDAY, APRIL 27, 2010
Ross Town Hall

1. **7:00 P.M. Commencement.**

Jim Kemp called the meeting to order at 7:07 pm. Jim Kemp, Josepha Buckingham, Mark Fritts and Noreen Slivon were present. Elise Semonian, Senior Planner, was present for Town staff.

2. **Approval of Minutes for February and March 2010.**

The Advisory Design Review Group approved the February 2010 minutes as corrected and the March 2010 meeting minutes.

3. **Open Time for Public Expression.**

No one wished to comment during the open time.

4. **49 Glenwood Avenue, John and Michelle Battelle, A.P. No. 73-071-05, R-1:B-A (Single Family Residential)**

Review of a proposal that includes the following: 1.) deck addition at the upper level master bedroom; 2.) reconstruction of the main level terrace, new entry stairs, garden terraces, and other landscape improvements; and 3.) demolition of the pool cabana and pool equipment buildings and construction of a new 2 story pool cabana with upper level office. Total floor area of 8,410 square feet is proposed.

Lot area	47,400 sq. ft.	
Existing Floor Area	17.0%	
Proposed Floor Area	17.7%	(15% permitted)
Existing Lot Coverage	12.7%	
Proposed Lot Coverage	12.6%	(15% permitted)

Project architects, Richard Berling and Ed Blankenship, Pacific Design Group, presented the project and answered questions.

Staff noted concerns that were identified in the staff report.

Neighbor Robert Dickinson was pleased that they planned to maintain the existing driveway location. He asked for additional information on the height of the landscape terrace and pool house to consider how they may impact views from his residence and towards his residence. He noted that a plan for site runoff was necessary so that there is no increase in runoff to neighbors. He would like to view story poles. He was interested in the timing of the project and having job site rules to minimize impacts to neighbors.

The project architect agreed to install story poles and to consider the project from neighbor's vantage points. Staff suggested installation of poles and string to represent the terraced areas. Staff will provide the project architect with a copy of the job site rules adopted for the 36 Glenwood project.

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The ADR Group (Kemp, Slivon, Buckingham, Fritts) strongly recommended the following:

- a) Reduce the FAR to 15%
- b) Install story poles for the pool house and notify the ADR and neighbors when complete.
- c) Provide a drainage proposal as early as possible for the project and sharing this plan with the neighbors.
- d) Design a single story structure.
- e) Proposed pool house elevations should include an outline of the existing pool structure. Applicant should provide site sections to describe the slope conditions surrounding the terraced lawn and pool area.
- f) Remaining pool equipment structure should be incorporated into the pool house design.
- g) Consider impacts of night time lighting of pool house on the adjacent sites
- h) Revise the proposed lawn landscaping terracing so that it is more formal around the residence but transitions to a more organic scheme as it progresses towards the street.
- i) Reduce the scale of the hardscape located at the lower connection between the lawn area and the drive dropoff.

5. Review and discussion regarding proposed Ordinance 620, amending the Town's hillside development regulations.

The ADR Group (Kemp, Slivon, Buckingham, Fritts) discussed the options for measuring average slope. The ADR Group did not have time to discuss specific provisions of the ordinance.

The ADR Group recommended that the Town develop hillside regulations that may be applied consistently, accurately, and fairly.

The Town should consider an option to allow applicants to divide their lot into two sections to calculate slope to provide a benefit to applicants with large level site areas.

The Group recommended that staff prepare two or three case studies to illustrate how the slope definition will affect floor areas on different sites, such as a small site, a site with irregular contours, and a site with regular contours

The Group suggested that the Council consider a contour method of slope calculation and possibly adjusting the floor area formula to be in close alignment with what is available to applicants in the current ordinance.

6. Adjournment.

The meeting adjourned at 9:45 p.m.