

To: Mayor and Ross Town Council  
From: Elise Semonian, Senior Planner  
Re: Matsik, 10 Ames Avenue, Amendment to Demolition Permit and Variance for  
landscape improvements, File No 1794  
Date: January 31, 2012

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**I. Project Summary**

Owner: Bradley and Kristen Matsik  
Location: 10 Ames Avenue  
A.P. Number: 73-181-08  
Zoning: R-1:B-20 (Single Family Residential, 20,000 sq. ft. min. lot size)  
General Plan: Low Density (1-3 Units/Acre)  
Flood Zone: Zone X (outside 1-percent annual chance floodplain)

**II. Project Description:**

After-the-fact request for setback variance and an amendment to the October 14, 2010 and January 13, 2011, variance and design review approvals to allow: 1.) a play structure and trampoline installed within the rear yard setback (40 feet required, 5 feet proposed); 2.) rescission of a condition that required the driveway surface to be permeable paving to allow concrete; and 3.) approval of design modifications including a change in the form of the front porch roof and the garage doors.

Effective lot area	17,935 square feet
Existing Floor Area Ratio	22.5%
Approved/Proposed Floor Area Ratio	19.3% (15% permitted)
Existing Lot Coverage	27.5%
Approved/Proposed Lot Coverage	25.9% (15% permitted)
Existing Impervious Areas	25.0%
Approved Impervious Areas	11.7%
Proposed Impervious Areas	12.5%

*The existing residence and garage are nonconforming in setbacks.*

**III. Discussion**

The Town Council considered this application on December 11, 2011 and continued the hearing to allow the applicant to reduce the impervious surfaces at the site to the level in the landscape plan approved January 13, 2011.

The applicant has modified the landscape plan to increase the pervious surfaces and decrease impervious surfaces. There is still a .8% increase from the plan approved in 2011. However, the impervious surfaces are 50% lower than the original site conditions. In addition, the project includes a water detention “gallery” and other drainage improvements as recommended by the town hydrologist to reduce overall runoff from the site.

The applicants could reduce the impervious surfaces to the 11.7% approved in 2011 by converting pathways from solid surfaces to pervious surfaces. However, since paths are narrow, the runoff is minimal and is dispersed into adjacent landscaping for absorption. Staff does not believe that lowering the impervious surfaces by another .8% will provide any measurable reduction in runoff at the site.

#### **IV. Recommendation, Findings, & Conditions**

Staff recommends that the Council approve the modifications to the design of the roof and the garage, play structures, and revised site plan subject to the findings and conditions of the January 2011 project approval, modifying condition No. 2 as follows:

2. Site drainage modifications shall be installed as shown on the approved Drainage Mitigation Measures plan dated 1/17/12 prior to project final.