

Board of Zoning and Planning

Staff Report - January 28, 2021



Application No.: BZAP-20-63

Applicant: Sullivan Builders Inc.

Owner: Summit Shailesh Shah

Address: 424 S. Columbia Ave.

BZAP Request: The applicant is seeking architectural review and approval of modifications and changes to the original approved elevations of a new single-family home, some of which have and have not been staff approved, which may include a proposed solar panel installation.

The following is a copy of the staff report for the ARB hearing on November

ARB Request: To approve modifications to the original design and to approve solar panels.

Staff Comments: This project, originally approved in February, 2018, has been built *not* according to approved plans. The applicant is before the Board to go over modifications to the original designs and proposed resolutions. Additionally, the applicant is seeking approval for the addition of solar panels on the roof as submitted. This case is for the issuance of a new Certificate of Appropriateness.

Background and facts of the case:

- This project was approved in February of 2018 with the condition that a landscape plan be submitted and approved. The design was unanimously approved and the landscape plan was subsequently approved as well.
- The new drawing set has been revised by the original project architect to both reflect changes made in the field AND propose new, acceptable solutions to the deviations from the original submission.
- The original contractor is no longer working on the project.
- Despite the contradictions in the field and the original approval, the current contractor has been allowed to continue and is working hard to correct existing issues.
- To help identify the changes proposed staff has put together the following side by side comparisons. Included in these images are the originally approved drawings, photos of the current structure, and the newly submitted drawings representing the final changes. While staff is aware that there have been interim, unapproved drawing sets in-between, the point of this hearing is to accept or reject the final changes in comparison to the original submittal.
- While staff supported a recommendation to BZAP with conditions on this case, the applicant chose to have the recommendation reflect only what has been proposed with no conditions.

The following conditions are recommended by staff:

1. That the landscape plan be updated with mature trees and a softening of the fence at the property line to the south and submitted to staff for final approval.
2. That the window lintels be reworked in limestone per the original submittal.
3. That the columns be detailed to accurately reflect post and beam construction.
4. That the garage doors be installed per approved submission with more carriage like design.

Staff recommendation: Staff recommends approving the changes to the original design with the above conditions noting that if staff is not satisfied with changes the applicant will return to the Board of Zoning and Planning

West (Front)

Elevation:

Changes from original submission:

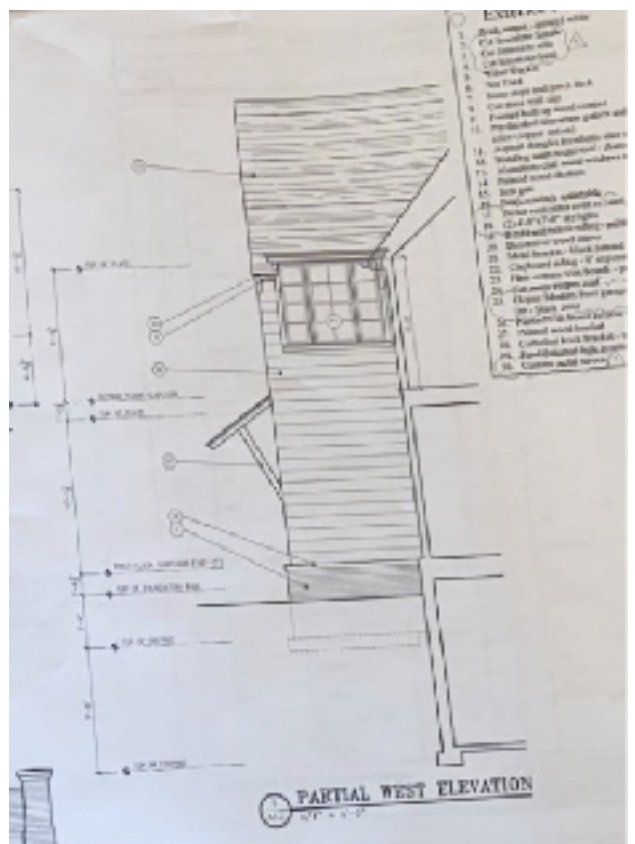
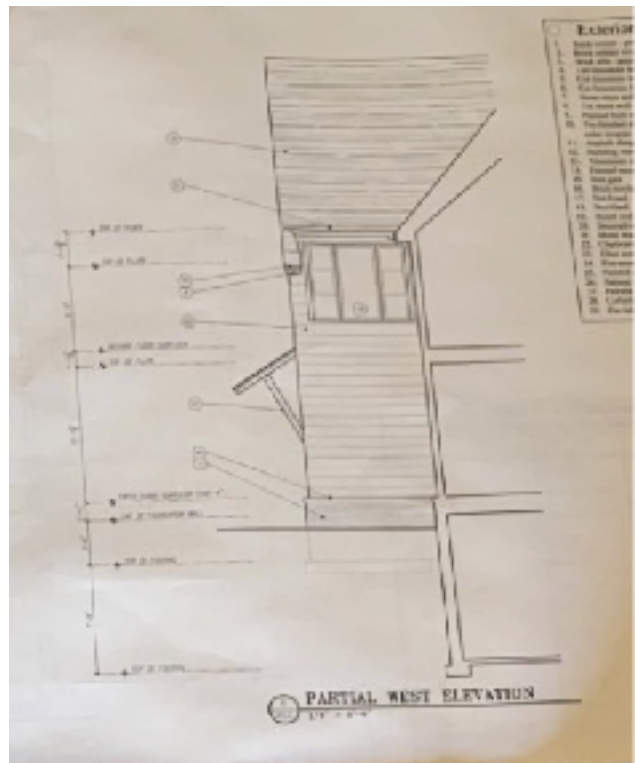
- Ridge height changed from 36' 6" to 39' 3" (max allowable is 40')
- Window grid pattern



West Elevation #2:

Changes from original submission:

- Ridge height changes on gabled ends
- Window grid patterns changed



North Elevation:

Changes from original submission:

- Ridge height(s) of gables changed from 36' 6" to 39' 3" (max allowable is 40')
- Window grid pattern changed
- Garage door style changed
- Side entry portico design changed
- Brick lintels used instead of limestone - will be changed to limestone in accordance with original design.



East (Rear) Elevation:

Changes from original submission:

- Roof change on 2nd floor
- Window grid pattern and sizes changed
- Skylights added



East (Rear)

Elevation:

Changes from original submission:

- Ridge height changes
- Window grid pattern, number and sizes changed
- Brick lintels used instead of limestone - will be changed to limestone in accordance with original design.



South Elevation:

Changes from original submission:

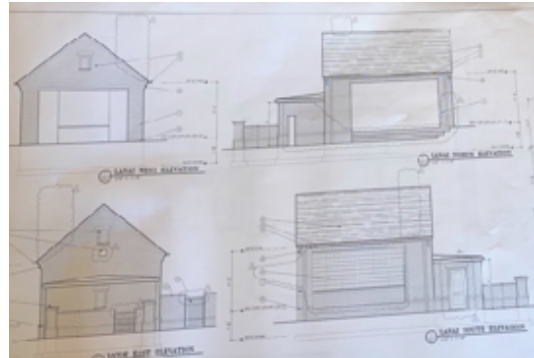
- Ridge height changed
- Window grid patterns, sizes and placement changed
- Brick lintels used instead of limestone - will be changed to limestone in accordance with original design.
- Skylights added
- Relocation of stone wall behind Lanai



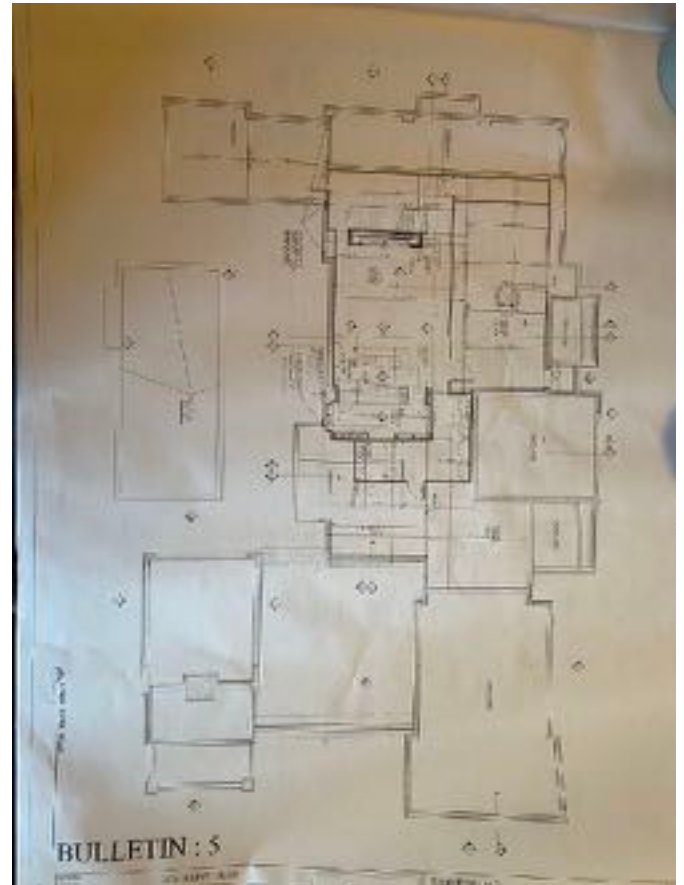
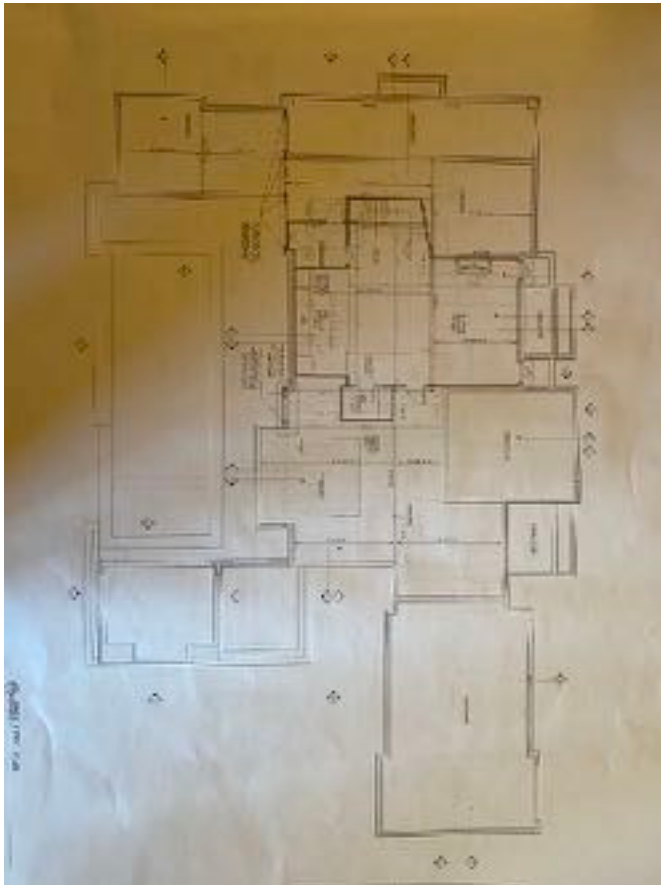
Lanai:

Changes from original submission:

- Ridge direction changed
- Footprint increased in size (see plan details)
- Gate and wall changes



Plans:



Home has been painted white per original plan.



Landscape Plans:

Changes from original submission:

- Ridge direction of poolhouse changed and footprint increased in size due to storage and pool equipment area.
- Circular drive was not approved.
- Gate, wall and fence changes
- Increase in pool size and pool house

