

date: 11/22/20

to: Deb Crossley- Chair of the Zoning & Planning Committee
Zach Lemel- Planning Department

from: Bldg. Professionals Zoning Working Group:
Russell Feldman, Jonathan Kantar, Tref LaFleche, Lisa Monohan,
Dan Powdermaker, Mark Sangiolo, Jay Walter, Rachel White.

re: Garage Ordinance

In response to the Planning Department Memo, dated Friday, November 20, we would like to offer the Zoning and Planning Committee the following comments:

1. The proposed definition of the garage door width and the proportionality of the garage relative to the front elevation makes sense. We are confident that this change goes a long way towards mitigating the problem of overly dominant garages. However, we believe that 50% garage width relative to front elevation is a better metric to use. It is based on our examination of case studies and more easily understandable by residents and builders.
2. The decision to disallow any garage locations other than behind the main house by-right does not make sense. Based on our examination of case studies, there are solutions to the problem of overly dominant garages that, when combined with the door width and proportionality proposals, will yield better outcomes for homeowners, neighborhoods and not burden the city or homeowners with unnecessary Special Permit proceedings. These solutions are based on a careful analysis of the situations where garages forward of the body of the house make sense.

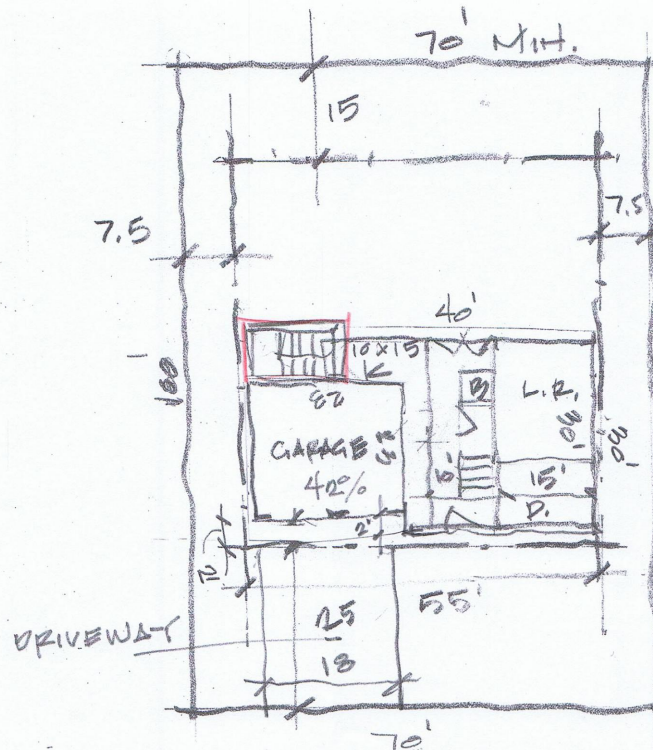
Therefore, we recommend that the amendment to the current zoning only include the door width and proportionality relationship. We look forward to sharing solutions to garage placement with the Planning Department and Zoning & Planning Committee as we resume work on proposed zoning reforms.

A

B

C

GARAGE 2' BACK OF FRONT
HOUSE 30' x 40'
23' x 23' GARAGE

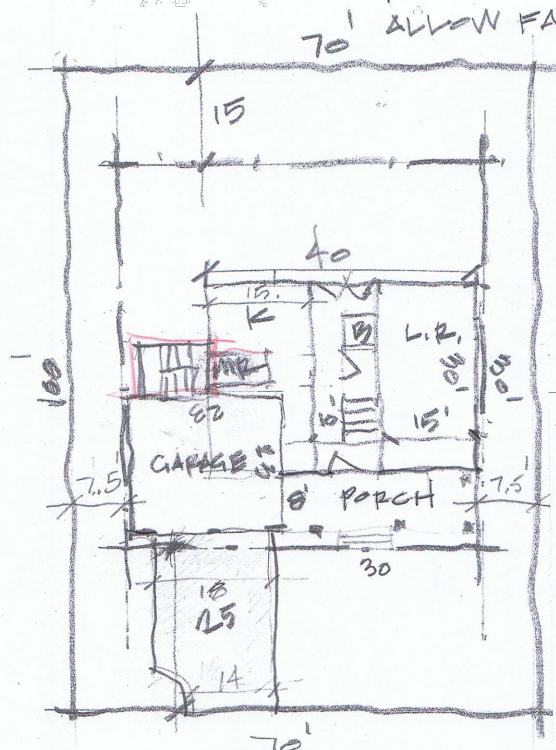


1ST FLOOR
 HOUSE = 940
 ADU = 160
 STAIR = 160
 GARAGE = 530
 1,630 S.F.
 CURRENT LOT COVER 24%
 FAR 3500
 S.R. 3
 LOT 7000
 30% 2100
 DRAFT ZONING
 LOT COVERAGE
 HOUSE = 1630
 DRIVEWAY 486
 2,116
 31%

STREET
LOT 7000 S.F.
 $23/55 = 42\%$

(A)
1ST FLOOR

GARAGE FORWARD & PORCH
HOUSE 100' x 40' - SHALL 4 BR. 1ST 1758
GARAGE 23' x 23' 2ND 1758
ADU STAIR TOTAL 3516
70' ALLOW FAR 3500

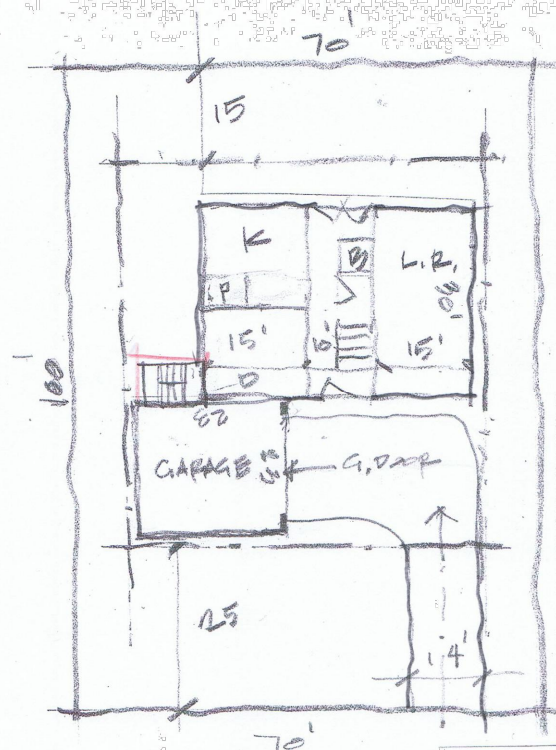


1ST FLOOR
 HOUSE = 1068
 GARAGE = 530
 STAIR = 160
 1,758 S.F.
 PORCH 240 S.F.
 CURRENT LOT COVERAGE = 28%
 DRAFT COVERAGE
 HOUSE = 1998
 DRIVEWAY 450
 2448
 35%

STREET
LOT 7000 S.F.

(B)
1ST FLOOR

GARAGE FORWARD SIDE LOADING
HOUSE 100' x 40' - HORIZONTAL 4 BR
GARAGE 23' x 23'



1ST FLOOR
 HOUSE 1200
 ADU STAIR 160
 GARAGE 530
 1,890 S.F.
 CURRENT LOT COVERAGE
 $1890/7000 = 27\%$
 DRAFT COVERAGE
 $2120/7000 = 30\%$

STREET
LOT 7000 S.F.

26

(C)

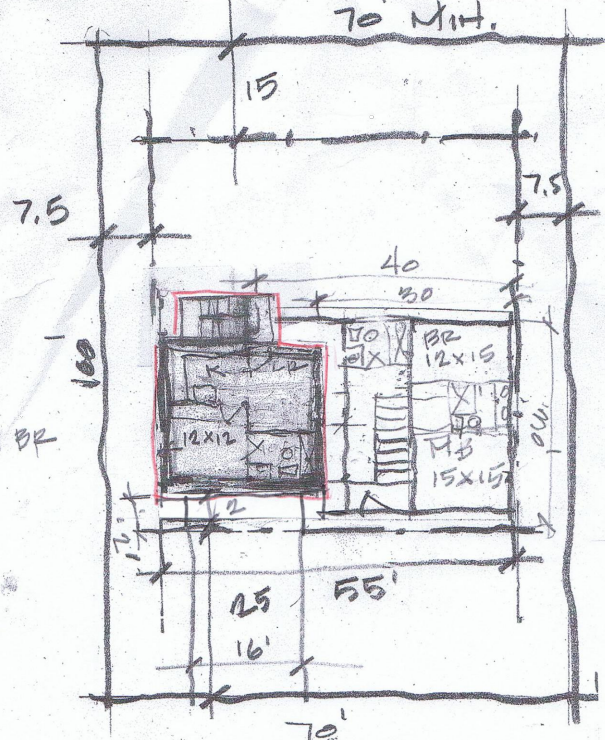
A

B

C

HOUSE 30' x 40' - 2 BEDROOMS 2ND FLOOR
23' x 23' GARAGE
ATTICS UNDER 10 PITCH ROOF

ADU
690 S.F. 1 BR



2ND FLOOR
HOUSE = 940 S.F.
ADU + STAIR = 690 S.F.
1,630 S.F.

FAR 15500
S.R. 3
LOT 7000
30% 2100

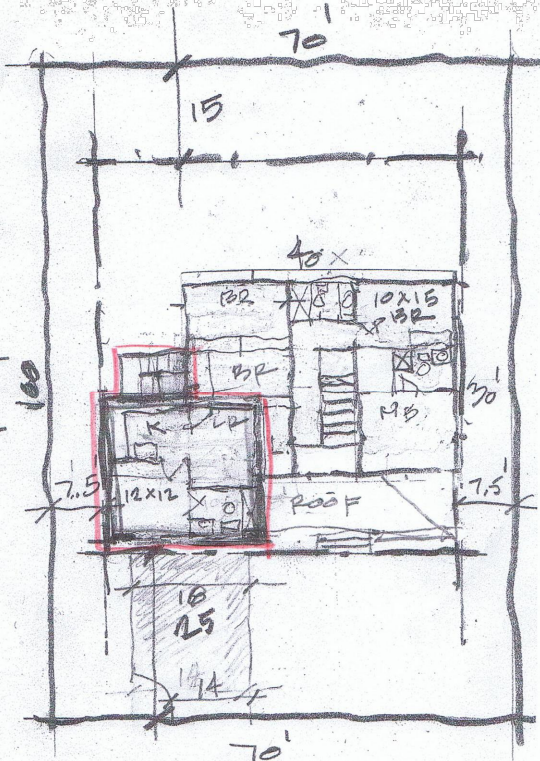
LOT COVERAGE

STREET
LOT 7000 S.F.
 $23/55 = 42\%$

A.
2ND FLOOR

HOUSE 30' x 40'
GARAGE 13' x 23'

ADU
530 S.F. 1 BR



330
2ND FLOOR
HOUSE = 1068
ADU + STAIR = 690
1758 S.F.

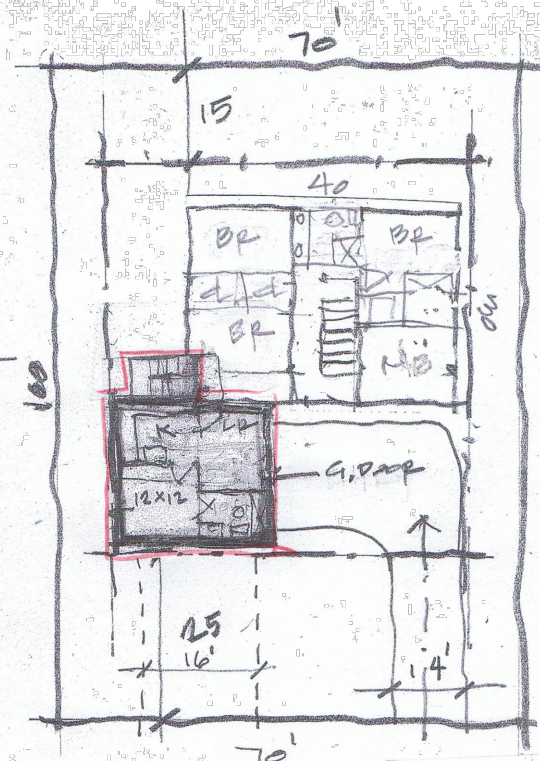
STREET
LOT 7000 S.F.

B.
2ND FL

900

HOUSE 30' x 40' - GENERALS & BEDROOM
GARAGE 13' x 23'

ADU
690 S.F.



2ND FLOOR
HOUSE = 1200
ADU + STAIR = 690
1,890

STREET
LOT 7000 S.F.

C.