



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- ☒ Design Review ☒ Variance ☐ Parcel #: _____
☐ Conditional Use Permit ☐ Special Permit ☐ Zoning / Other: _____

PROJECT ADDRESS: 1350 Columbus Avenue

APPLICANT

Name: Diebel and Company | Architects, Gary Diebel, AIA

Address: PO Box 1044

City/State/Zip: Burlingame, CA 94011

Phone: 650.558.8885

E-mail: gary@diebelstudio.com

PROPERTY OWNER

Name: Rich Schoustra and Holly Rogers

Address: 1350 Columbus Avenue

City/State/Zip: Burlingame, CA 94010

Phone: (650) 219-9512

E-mail: hollyrogers98@yahoo.com, rschoustra@yahoo.com

ARCHITECT/DESIGNER

Name: Diebel and Company | Architects

Address: PO Box 1044

City/State/Zip: Burlingame, CA 94011

Phone: 650.558.8885

E-mail: gary@diebelstudio.com

Burlingame Business License #: 18146

Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to reproduce upon request and/or post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action. GD (Initials of Architect/Designer)

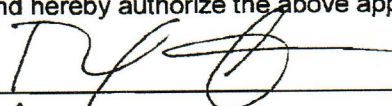
PROJECT DESCRIPTION: The goal of the project is to allow one-story living in meeting accessibility needs of users.

Necessary spaces for daily living will all be on the first floor. A Master Bedroom is added to this main floor level for accessibility and the second floor remodeled for children bedrooms. The existing sunken Living Room will be raised level with the remainder of first floor and the existing deck will remain to allow access to the backyard area.

AFFIDAVIT/SIGNATURE: I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature:  Date: 12.1.2018

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature:  Date: 12/5/2018

Date submitted: 12/5/18

December 5, 2018

Burlingame Planning Commission
Burlingame City Hall
501 Primrose Road
Burlingame, CA 94010

RECEIVED

DEC 10 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.

Re: Design Review of 1350 Columbus Avenue / Request for Variance explanation

Dear Commissioners:

In 2009 our plans for a remodel with no variances was approved by the City of Burlingame Planning Commission. This approval came 1 day (March 10, 2009) after a life-changing accident impacted our family. It has taken us 9+ years living with our 'new-normal' to develop the current submission of plans for remodel being considered by The Planning Commission.

The Lot Coverage variance we are requesting is driven by 2 specific things:

1. Universal Design/Wheelchair access – Since March 9, 2009, we have lived on the first floor. A wheelchair is used daily, dictating open, universal design for our 1st floor bedroom, bathroom, kitchen and living spaces + flush access to the backyard deck.
2. Geographic slope: Our lot elevation declines about 6 feet from front to back. In order for the back deck to be flush with the back door (necessary for wheelchair access), the deck is more than 30 inches above the ground on this part of our lot. The deck provides our only egress out the back door; and because it is wheelchair accessible, allows us to spend most evenings there when the weather is nice.

Our design is modest, and we are committing ourselves to a home that will allow us to live without compromising our mobility. The proposed layout is a functional 1st floor living space to accommodate our needs. While the plans slightly exceed the lot coverage requirements, the overall FAR is 40 square feet under the maximum FAR.

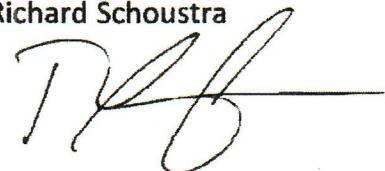
We appreciate your consideration and look forward to working together with the Planning Commission in order to arrive at the best possible outcome for our family's future living here in Burlingame.

Thank you.

Holly Rogers



Richard Schoustra



RECEIVED

DEC 10 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.

6 December 2018

Planning Commission
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

Re: 1350 Columbus Avenue Design Review

Dear Commissioners,

A traumatic accident nearly ten years ago changed the homeowner's lives and created new mobility needs. Homeowners, Rich Schoustra and Holly Rogers, are seeking to remodel their family home of over twenty years so that it has everything that they require on the first floor.

The homeowner's asked us to help design their project with the goal of making their home wheelchair accessible. We have developed plans for configuring more open space and expanding the first floor of the house. This level has all spaces required for daily living, including a master bedroom addition. The existing sunken living room will be raised level with the remainder of first floor and the existing deck will remain to allow access to the backyard. The deck is level with the interior finished floor for accessibility. The second floor will be remodeled for children bedrooms.

Holly and Rich carefully planned the house with us. Inches can make a big difference for mobility issues for the user.

We developed the design to enhance the existing architecture and were attentive to the scale, massing, and details. The second floor is expanded slightly and built into the main roof form. Overall, the design is a consistent architectural style and compatible with the neighborhood context.

This project is unique in that it is designed for level one-story wheelchair living on a sloping site. The property drops from the front to the back. The back deck would not be considered in the Lot Coverage calculations if the grade sloped the opposite direction or was flat. It would be similar to the front porch that is less than 30 inches above grade. The deck is essentially what pushes the proposal over the maximum lot coverage, but the homeowners want to keep wheelchair access to the back with the deck. It is existing and has no new impact on neighbors. The use will remain the same to give the family a place to gather together outside when the weather is good.

We look forward to discussing this application with you and answering any questions. Thank you for your time and consideration.

Sincerely,
Diebel and Company | Architects



Gary Diebel, AIA, Architect
C-25284

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DEC 10 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.**Exhibit A****City of Burlingame
Lot Coverage Variance
1350 Columbus Avenue**

This Lot Coverage Variance deals with the existing back deck being more than thirty inches above grade, which is due to the property slope from front down to the back.

a. Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.

This project is unique in that it is designed for level one-story wheelchair living on a sloping site. The property drops from the front to the back. The back deck would not be considered in the Lot Coverage calculations if the grade sloped the opposite direction or was flat. It would be similar to the front porch that is less than thirty inches above grade.

b. Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.

The deck is essentially what pushes the proposal over the maximum lot coverage, but the homeowners want to keep wheelchair access to the back with the deck. The use will remain the same to give the family a place to gather together outside when the weather is good.

c. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.

The existing deck is well built and is proposed to remain unchanged. It is level with the existing first floor for wheelchair access to backyard outdoor space. The master bedroom is mandatory for single-level wheelchair access. Overall, the proposal will have no adverse affect on public health, it improves safety due to new fire sprinklers, the project preserves/enhances the existing environment, and significantly improves wheelchair accessibility.

d. How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?

The design maintains a constant architectural style and enhances the existing architecture. It is compatible in scale, massing, and details with the existing house. It maintains its fit in the neighborhood context. The first floor master bedroom addition and the second story reconfiguration has minimal affect on neighbors.

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CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

Site: 1350 COLUMBUS AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, JANUARY 28, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review and Lot Coverage Variance for a first and second story addition to an existing single family dwelling with a detached garage at **1350 COLUMBUS AVENUE** zoned R-1. APN 027-152-310

Mailed: January 18, 2019

**PUBLIC HEARING
NOTICE**

(Please refer to other side)

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

1350 Columbus Avenue
300' Radius
APN #027.152.310

