



PROJECT LOCATION
1350 Columbus Avenue

City of Burlingame
Design Review and Variance

Item No. 9c
Design Review Study

Address: 1350 Columbus Avenue

Meeting Date: January 28, 2019

Request: Application for Design Review and Lot Coverage Variance for a first and second story addition to an existing single family dwelling.

Applicant and Architect: Gary Diebel, AIA | Diebel and Company Architects

APN: 027-152-310

Property Owners: Rich Schoustra and Holly Rogers

Lot Area: 6,000 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: Located on an interior lot, the subject property contains an existing two-story house and a detached garage with 2,761 SF (0.46 FAR) of floor area and has four bedrooms. The applicant is proposing a 329 SF first floor addition at the rear of the house and to demolish and rebuild the second floor (832 SF). Because there is no permanent direct access to the attic, this area is exempt from floor area. The existing lot coverage is nonconforming at 2,455 SF where 2,400 SF is the maximum allowed. Improvements may be proposed to a single-family structure so long as there is no increase to the existing nonconforming lot coverage. An increase to nonconforming lot coverage requires approval of a Variance. With the proposed project, the existing nonconforming lot coverage (2,455 SF, 40.9%) will increase by 323 SF (2,778 SF, 46.3%). Overall, the total floor area will increase to 3,325 SF (0.55 FAR) where 3,356 SF (0.56 FAR) is the maximum allowed. The proposed project is 31 SF under the maximum allowed floor area.

With this application, there is no increase to the number of existing bedrooms; four bedrooms are proposed. Two parking spaces, one of which must be covered, are required on site. The existing detached garage provides one covered parking space (11'-1" x 17'-1" clear interior dimensions) and one uncovered space (9' x 20') is provided in the driveway. The interior depth of the garage is nonconforming and no changes are proposed to the garage. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met.

The applicant is requesting the following applications:

- Design Review for a first and second story addition to an existing single-family dwelling (C.S. 25.57.010 (a) (2)); and
- Lot Coverage Variance (2,455 SF (40.9%) existing; 2,778 SF (46.3%) proposed; where 2,400(40%) SF is the maximum allowed) (C.S. 25.26.065 and C.S. 25.50.080 (d)(3)).

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1350 Columbus Avenue**Lot Size:** 6,000 SF**Plans date stamped:** January 18, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr):	17'-5"	no change	21'-0" (block average)
(2nd flr):	30'-2"	27'-3"	21'-0" (block average)
Side (left):	3'-0"	4'-0" (to addition)	4'-0"
(right):	8'-5"	no change	4'-0"
Rear (1st flr):	26'-2" (to deck)	35'-6" (to addition)	15'-0"
(2nd flr):	45'-7"	43'-7" (to addition)	20'-0"
Lot Coverage:	2,455 SF 40.9%	2,778 SF 46.3%	2,400 SF 40%
FAR:	2,761 SF 0.46 FAR	3,325 SF 0.55 FAR	3,356 SF ¹ 0.56 FAR
# of bedrooms:	4	4	---
Off-Street Parking:	1 covered (11'-1" x 17'-1" clear interior dimensions) + 1 uncovered (9' x 20')	no change	1 covered (9' x 18' for existing garages) + 1 uncovered (9' x 20')
Building Height:	25'-0½"	25'-0½"	30'-0" above average top of curb
DH Envelope:	encroachment on left side; non-conforming	complies	C.S. 25.26.075

¹ (0.32 x 6,000 SF) + 1100 SF + 336 SF = 3,356 SF (0.56 FAR)**Staff Comments:** None.

Design Review Criteria: The criteria for design review as established in Ordinance No. 1591 adopted by the Council on April 20, 1998 are outlined as follows:

1. Compatibility of the architectural style with that of the existing character of the neighborhood;
2. Respect for the parking and garage patterns in the neighborhood;
3. Architectural style and mass and bulk of structure;
4. Interface of the proposed structure with the structures on adjacent properties; and
5. Landscaping and its proportion to mass and bulk of structural components.

Required Findings for Variance: In order to grant a Variance the Planning Commission must find that the following conditions exist on the property (Code Section 25.54.020 a-d):

- (a) there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same district;
- (b) the granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;

- (c) the granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience; and
- (d) that the use of the property will be compatible with the aesthetics, mass, bulk and character of existing and potential uses of properties in the general vicinity.

'Amelia Kolokihakaufisi
Associate Planner

- c. Gary Diebel, AIA, applicant and architect
Rich Schoustra and Holly Rogers, property owners

Attachments:

Application to the Planning Commission

Letter of Explanation submitted by the property owner, date stamped December 10, 2018

Letter of Explanation submitted by the project architect, date stamped December 10, 2018

Variance Application

Notice of Public Hearing – Mailed January 18, 2019

Area Map