



ITEM NO 4

MEETING DATE January 13, 2016

STAFF Pete Wray

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: 612 E Pitkin Street Carriage House PDP #PDP150023

APPLICANT: Heidi Shuff
Studio S Arcitecture
715 W. Mountain Avenue
Fort Collins, CO 80521

OWNER: Pat McGaughran
612 East Pitkin Street
Fort Collins, CO 80524

PROJECT DESCRIPTION:

This is a request for approval of a Project Development Plan (P.D.P.) to add a carriage house located at 612 East Pitkin Street (Parcel # 97133-17-009). The project site is a total of 13,973 square feet (SF), or approximately 0.32 acres, and is located two lots west of Stover Street Street.

The proposed 822 SF carriage house structure contains 598 SF 2-car garage on the first floor accessed off the alley, and a one-bedroom apartment above which includes approximately 224 SF of living space with a ceiling height above 7 ½ feet. The living space will be served by a gravel parking area to the west of the 2-car garage, and a yard to the south of the parking area for the occupant's use. Access to the upper level living space will be via exterior stairs along the south side of the structure.

The site is located in the Neighborhood Conservation Low Density (N-C-L) Zone District. Carriage houses, considered a single-family use are subject to Administrative (Type 1) review in the N-C-L Zone District, as referenced in Section 4.7(B)(2)(a)(1).

RECOMMENDATION:

Approval of 612 E. Pitkin St. - Carriage House Project Development Plan, PDP #150023

EXECUTIVE SUMMARY:

The approval of 612 E. Pitkin St. - Carriage House Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The P.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The P.D.P. complies with relevant standards located in Article 3 – General Development Standards.
- The P.D.P. complies with relevant standards located in Division 4.7, N-C-L Neighborhood Conservation Low Density District of Article 4 – Districts.

COMMENTS:

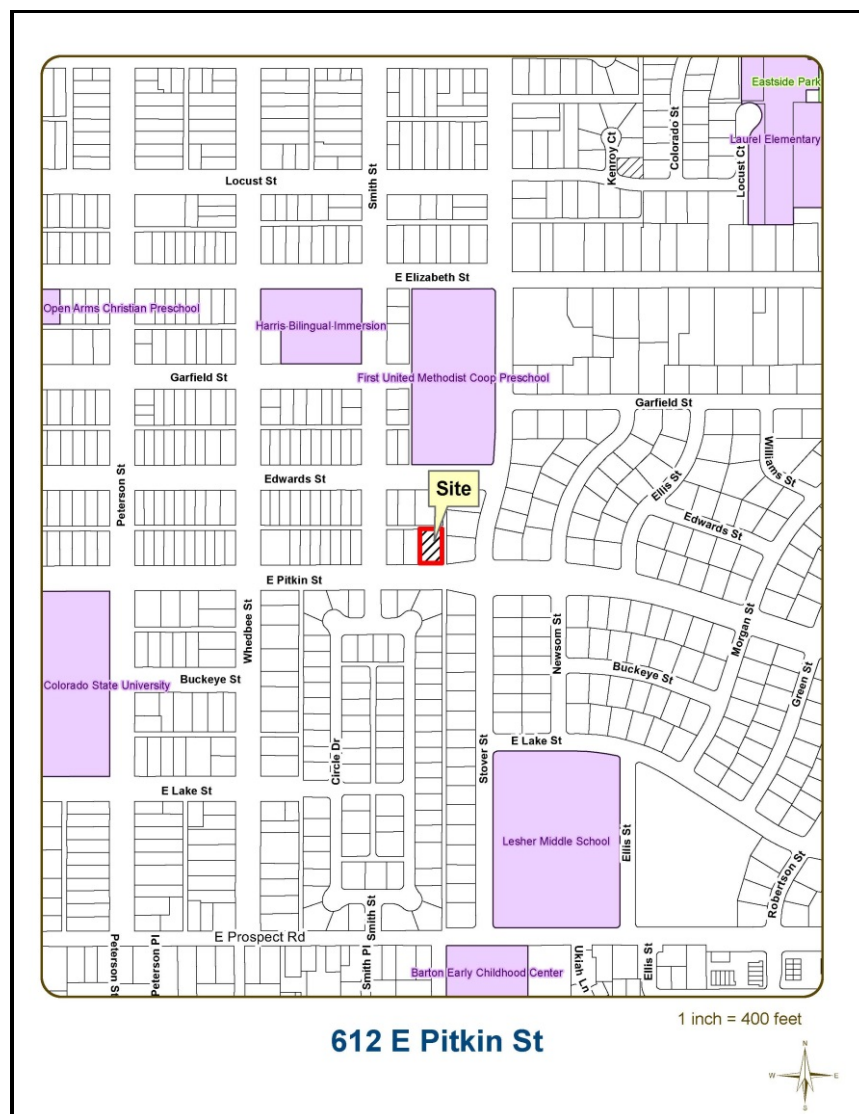
1. **Background:**

The subject property was included in Craft's Re-Subdivision of the Lake Park Addition Annexation 1873 as part of the original Old Town Plat.

The surrounding zoning and land uses are as follows:

| | | |
|----|--------|------------------------------------|
| N: | N-C-L; | Existing Single-Family Residential |
| S: | N-C-L; | Existing Single-Family Residential |
| E: | N-C-L; | Existing Single-Family Residential |
| W: | N-C-L; | Existing Single-Family Residential |

Project Vicinity Map (see next page)



Project Vicinity Map

2. Compliance with Applicable Article 4, Neighborhood Conservation Low Density District N-C-L Standards:

The project complies with all applicable Article 4 standards as follows:

A. Section 4.7(B)(2)(a)(1) - Permitted Uses, Residential

The carriage house is a single-family detached dwelling which is a permitted use in the N-C-L zone, where there is more than one dwelling on the lot, subject to an Administrative Review and Public Hearing.

B. Section 4.7(D)(1) – Required Lot Area

The project's lot size is 13,973 square feet and is in compliance with Section 4.7(D)(1) which requires that each lot be at least 6,000 square feet (SF) for single-family dwellings.

C. Section 4.7(D)(2) – Allowable Floor Area on Lots

The allowable total floor area on a lot that is more than 10,000 square feet shall not exceed thirty percent, plus two hundred fifty square feet for a detached accessory structure, or 4,442 SF. The total proposed floor area including the main house, detached garage and carriage house is 4,442 SF in compliance with this standard.

D. Section 4.7(D)(3) – Allowable Floor Area on Rear Half of Lots

Lots are subject to a maximum FAR of 0.25 of on the rear 50% of the lot. The project is in compliance with this standard with a rear lot size of 6,986 square feet, which allows 1,747 square feet at 0.25 FAR. The portion of the main house which is in the rear of the lot is 517 SF, and with the proposed carriage house and garage total of 822 square feet, the total FAR in the rear 50% of lot is 1,339 SF, which is below the maximum 1,747 square feet permitted.

E. Section 4.7(D)(4) – Residential

This section requires that any new single-family dwelling proposed to be located behind a street-fronting principal building with a two-car garage contain a maximum of one thousand (1,000) square feet of floor area, and the proposed carriage house is in conformance with this standard with 822 square feet total. The calculation of this floor area includes all floor space within the first floor plus the floor area of the second story having a ceiling height of at least seven and one-half (7½) feet.

A new single-family dwelling may be located in any area of the rear portion of the existing lot, provided that it complies with the setback requirements of the District, and there is at least a ten-foot separation between dwellings. The proposed carriage house is positioned on the lot in compliance with the separation requirement in that the existing garage is approximately 16 feet from the main house.

This section also requires that the building footprint for such single-family dwelling shall not exceed 600 square feet. The proposed footprint is 598 square feet, in compliance with this standard.

F. Section 4.7(E)(1)(3)(4) – Dimensional Standards, Minimum Lot Width/Rear and Side Yard Setbacks/Maximum Wall Height

This standard requires a minimum lot width of forty feet. The lot is one hundred feet in width.

This standard requires that the lot have a minimum rear yard setback of five feet. The existing garage and proposed carriage house are located off the alley at a setback of eight feet.

The minimum side yard setback shall be five feet for all interior side yards. The existing garage and proposed carriage house is setback fifteen feet, six inches off the side property boundary.

The maximum building wall height along a side lot line is eighteen feet. The proposed garage and carriage house has a maximum wall height of just over seventeen feet, in compliance with this standard.

G. Section 4.7(F)(2) – Development Standards, Building Design

The project is in compliance with all applicable building design standards of this section, which require that buildings be constructed at right angles to the lot, that the primary entrance be located along the front wall of the building, that an accessory building be located at least 10 feet behind the principal building, that the second floor not overhang the lower front or side of the building, that the front porch proposed is limited to one story, and that the roof pitch is between 2:12 and 12:12.

I. Section 4.7(F)(2)(a)(b) – Development Standards, Building/Eave Height

The maximum height of a detached dwelling unit at the rear of the lot is twenty-four feet. The existing garage and proposed carriage house building height is approximately 22 feet and in compliance with this standard.

The exterior height of an eave along a side lot line shall not exceed thirteen feet from grade for a dwelling unit located at the rear of the lot. The existing garage and proposed carriage house includes an eave height on the east side wall of approximately seventeen feet.

In review of the Administrative Interpretation #2-14 of Section 4.7 (F)(2)(b)1 and 2, the maximum eave height can be increased at a ratio of 6 inches of additional

building height for each one foot of setback from the interior side property line. In this case the setback is 15 feet, six inches, thus allowing for the higher eave height of approximately 17 feet. The design and pitch of the roof further mitigates the higher eave height to reduce impacts on property to the east.

J. Section 4.9 (E) (3)(c)(1)(2) Carriage Houses – Additional Review Criteria

The site plan shall provide a separate yard area containing at least one hundred twenty square feet. The proposed site plan shows a designated yard area of one hundred eighty six square feet in size.

Entry access stairs shall face the existing principal building or alley. The proposed carriage house entry stairs face the existing principal building.

3. **Compliance with Article Three – General Development Standards:**

The following General Development Standards are applicable to the 612 E. Pitkin Carriage House P.D.P.

A. Section 3.2.2(K)(1)(c) – Required Off-Street Parking

A minimum of one off-street parking space is required for the detached single-family house at the front of the lot, and additional parking for the carriage house is based upon the number of bedrooms (one off-street parking space required per bedroom). The applicant has declared that the proposed carriage house will be used as an “apartment” to include a bedroom with habitable space. The existing garage has two parking spaces and adjacent to the garage is a gravel area that could accommodate one parking space off the alley. Therefore, the quantity of proposed off-street parking meets the standard required under this section.

B. Section 3.5.1 – Building and Project Compatibility

(1) Architectural Character; (2) Building Size, Height, Bulk, Mass, Scale

This standard requires that new projects be compatible with the established architectural character and context of the general area.

The proposed carriage house is located in the southeast corner of the Craftsman Resubdivision, where the University Acres subdivision is directly to the east of the property containing homes built in the 1960's and the Circle Drive Subdivision is directly to the south of the property containing homes built in the 1940's. As the site is clearly within a transition zone, the design of the carriage house takes on a more contemporary aesthetic, while utilizing exterior materials

(horizontal siding & stucco) and window sizes that tie into the scale and character of the adjacent structures.is compatible with the existing house and architectural character of the surrounding area.

4. Neighborhood Meeting

The Land Use Code does not require a neighborhood meeting for Administrative (Type I) P.D.P.'s, and the applicant chose not to conduct a formal meeting.

5. Findings of Fact/Conclusion

In evaluating the request for the 612 E. Pitkin St. - Carriage House Project Development Plan, PDP #150023, staff makes the following findings of fact:

- A. The P.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The P.D.P. complies with relevant standards located in Article 3 – General Development Standards.
- C. The P.D.P. complies with relevant standards located in Division 4.7, N-C-L Neighborhood Conservation Low Density District of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the 612 E. Pitkin St. - Carriage House Project Development Plan, PDP #150023.

ATTACHMENTS:

- 1. Site, Utility, Building Floor Plan, Elevations
- 2. Grading Plan
- 3. Administrative Interpretation #2-14
- 4. Drainage Memo, November 9, 2015
- 5. 612 E Pitkin – Hearing Notice

Type I Hearing

January 13, 2016

612 E Pitkin Street Carriage House

File #PDP150023

612 E Pitkin Carriage House



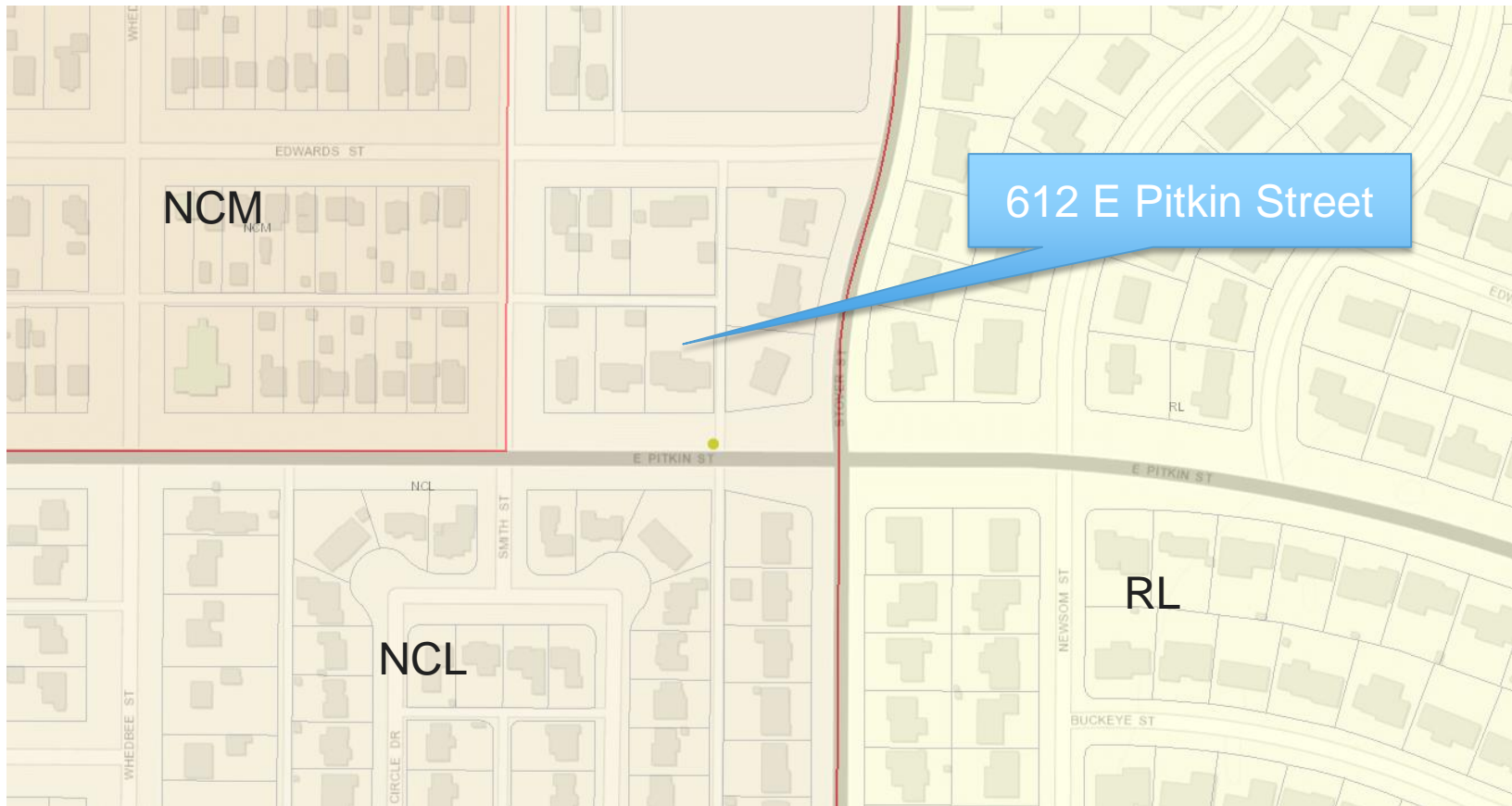
612 E Pitkin St

1 inch = 400 feet



Context Map

Existing Zoning



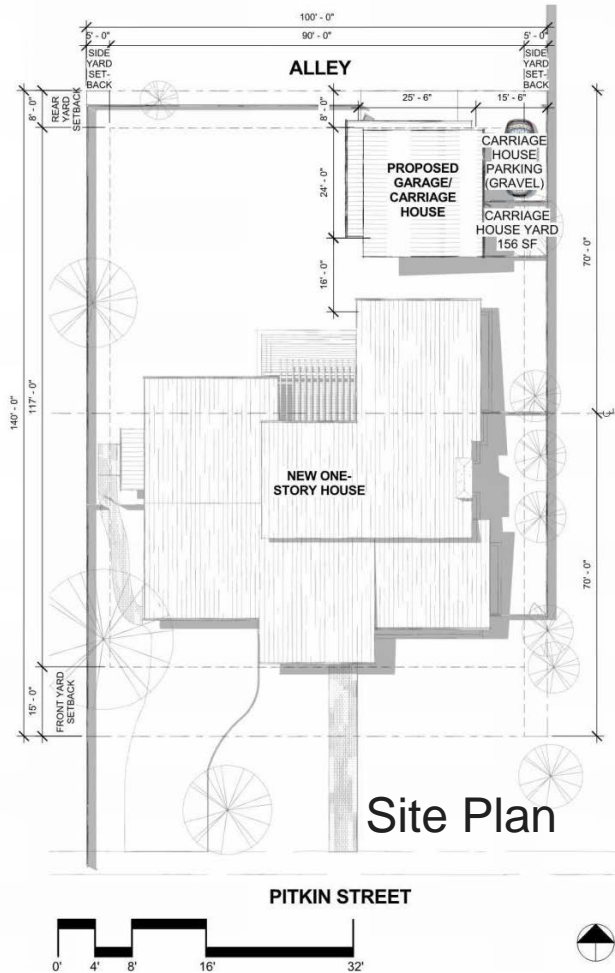
Existing Zoning

Area View of Area

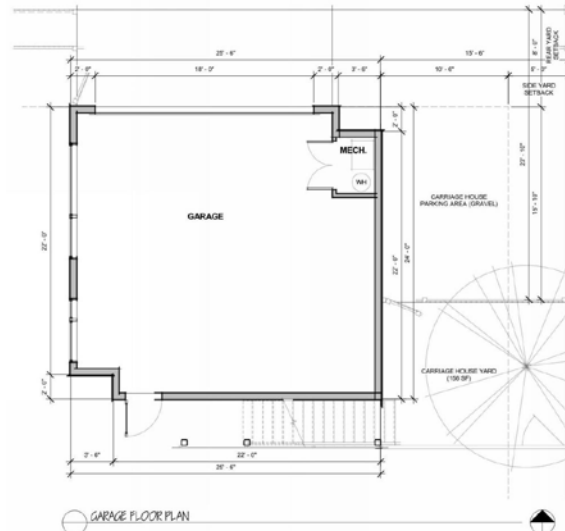


- Request for Project Development Plan to add a carriage house
- 822 SF Carriage House with access off alley, contains 598 SF 2-car garage on 1st floor and 224 SF one-bedroom apartment above
- Parcel zoned Neighborhood Conservation Low Density (N-C-L)
- Single-family use subject to Administrative Type I review

612 E Pitkin Carriage House



Site Plan



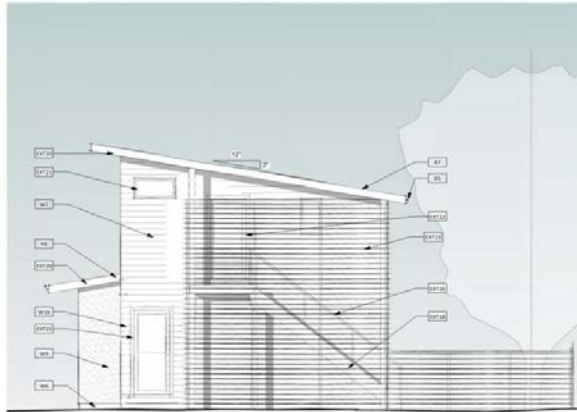
GARAGE FLOOR PLAN



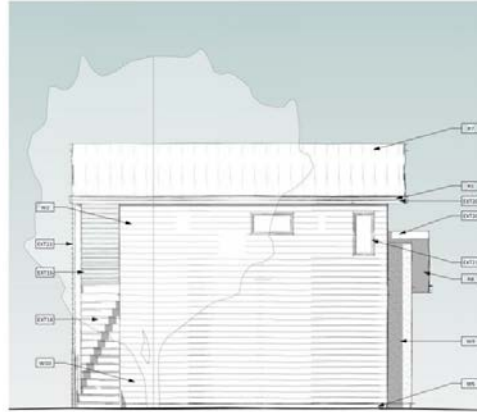
CARRIAGE HOUSE UPPER FLOOR PLAN

Floor Plans

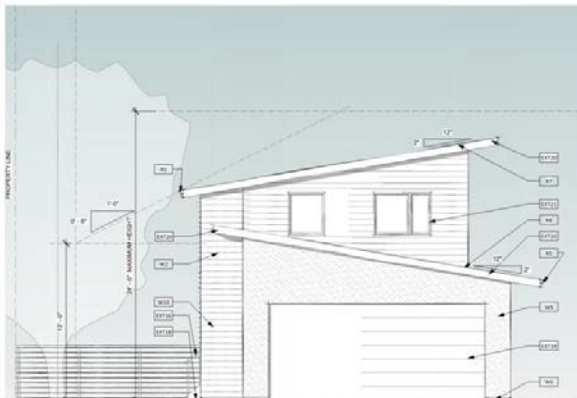
612 E Pitkin Carriage House



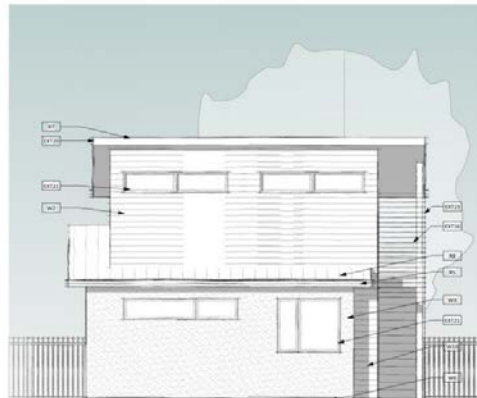
CARRIAGE HOUSE SOUTH ELEVATION



CARRIAGE HOUSE EAST ELEVATION



CARRIAGE HOUSE NORTH ELEVATION



CARRIAGE HOUSE WEST ELEVATION



Building
Elevations

612 E Pitkin Carriage House



CARRIAGE HOUSE 3D VIEW- SOUTHWEST



CARRIAGE HOUSE 3-D VIEW NORTHWEST



CARRIAGE HOUSE 3D VIEW- NORTHEAST

Building Exterior Perspectives

Article Four – Division 4.7 – Neighborhood Conservation Low Density (N-C-L)

- Carriage House is single-family use permitted in N-C-L
- Minimum 6,000 SF lot – Lot is 13,973 SF
- Not exceed total FAR of 4,442 – FAR is 4,442
- Not exceed FAR (rear half of lot) of 1,747 – Rear FAR is 1,339
- Maximum 1,000 SF floor area/Bldg. footprint of 600 SF – Floor area is 822 SF and Bldg. footprint is 598 SF
- Maximum detached dwelling height is 24' – proposed building is 22 feet; maximum eave height is 13' – proposed eave height is 17' consistent with Administrative Interpretation 2-14.
- Site Plan includes separate 186 SF yard area

P.D.P. complies with general development standards in Article Three:

- Off-street parking is provided in 2-car garage and separate gravel parking space next to carriage house
- Carriage house is compatible with the existing house and architectural character of surrounding area

Staff Findings:

- The P.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The P.D.P. complies with relevant standards located in Article 3 – General Development Standards.
- The P.D.P. complies with relevant standards located in Division 4.7, N-C-L Neighborhood Conservation Low Density District of Article 4 – Districts.

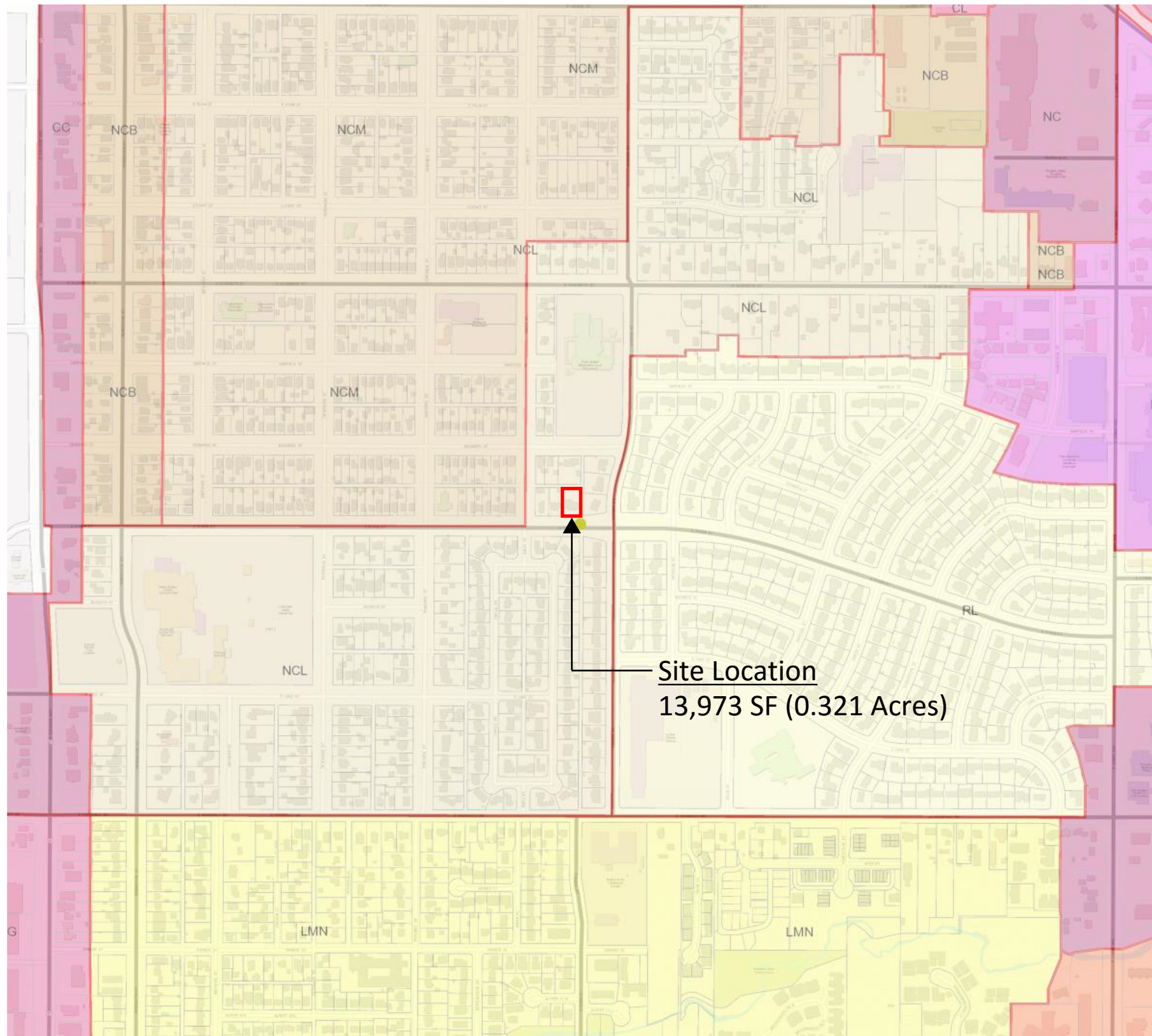
Staff recommends approval of the *612 E. Pitkin
Street Carriage House P.D.P., File #PDP150023*

Type I Hearing

January 13, 2016

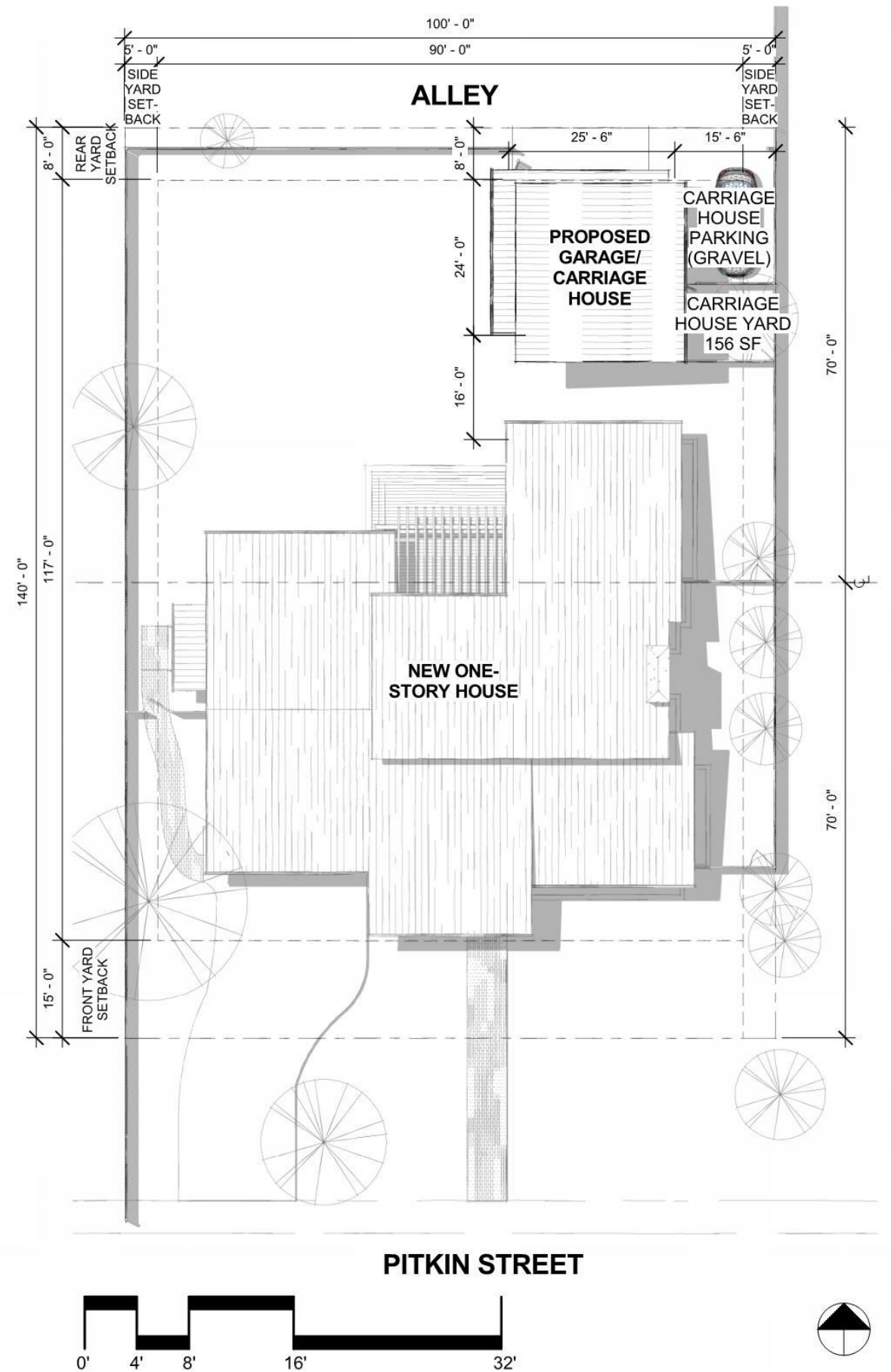
612 E Pitkin Street Carriage House

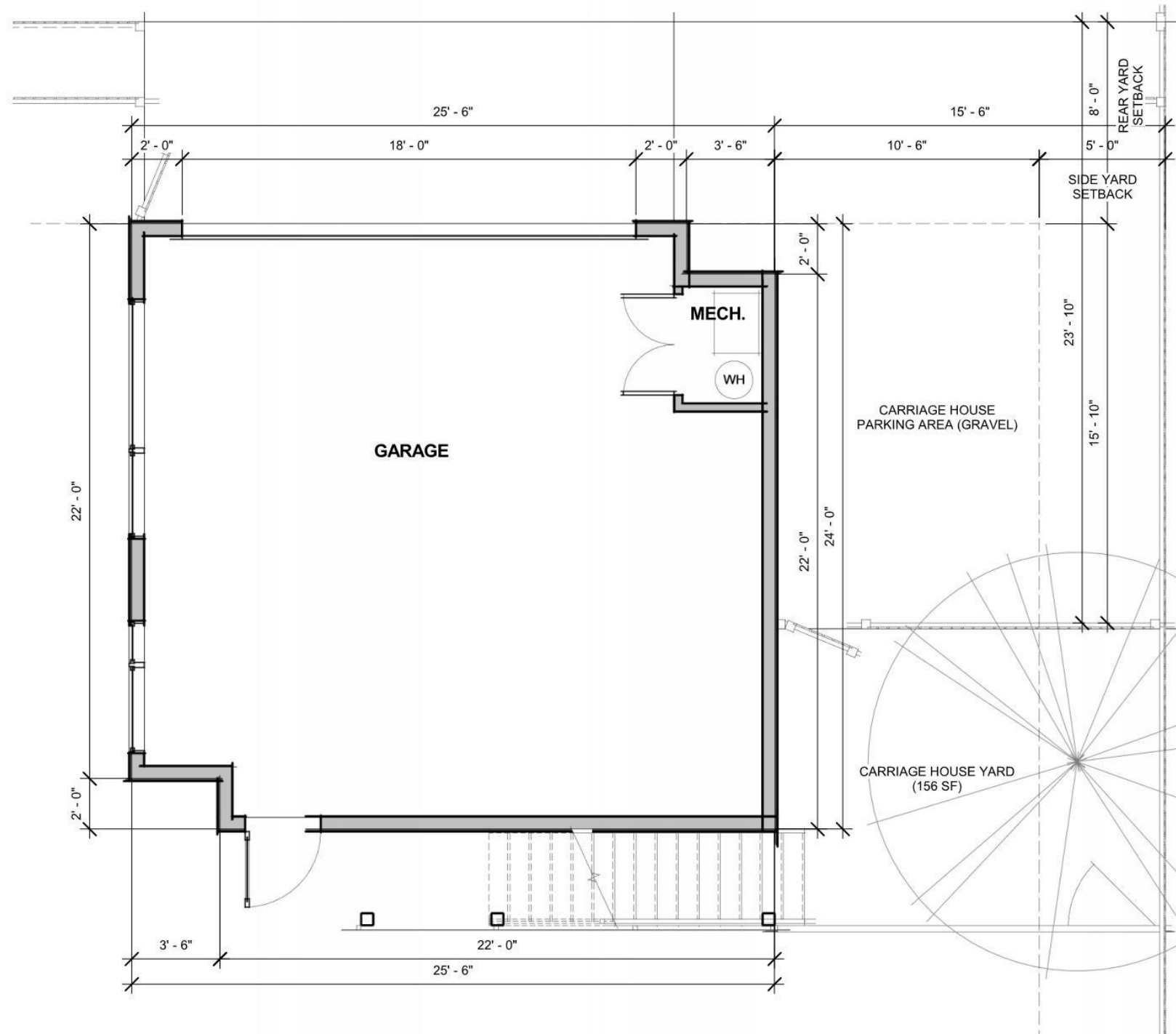
File #PDP150023



ZONING- NCL- Neighborhood Conservation Low Density

612 E. Pitkin- Carriage House Site

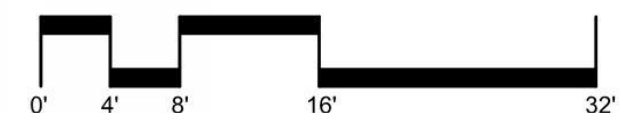


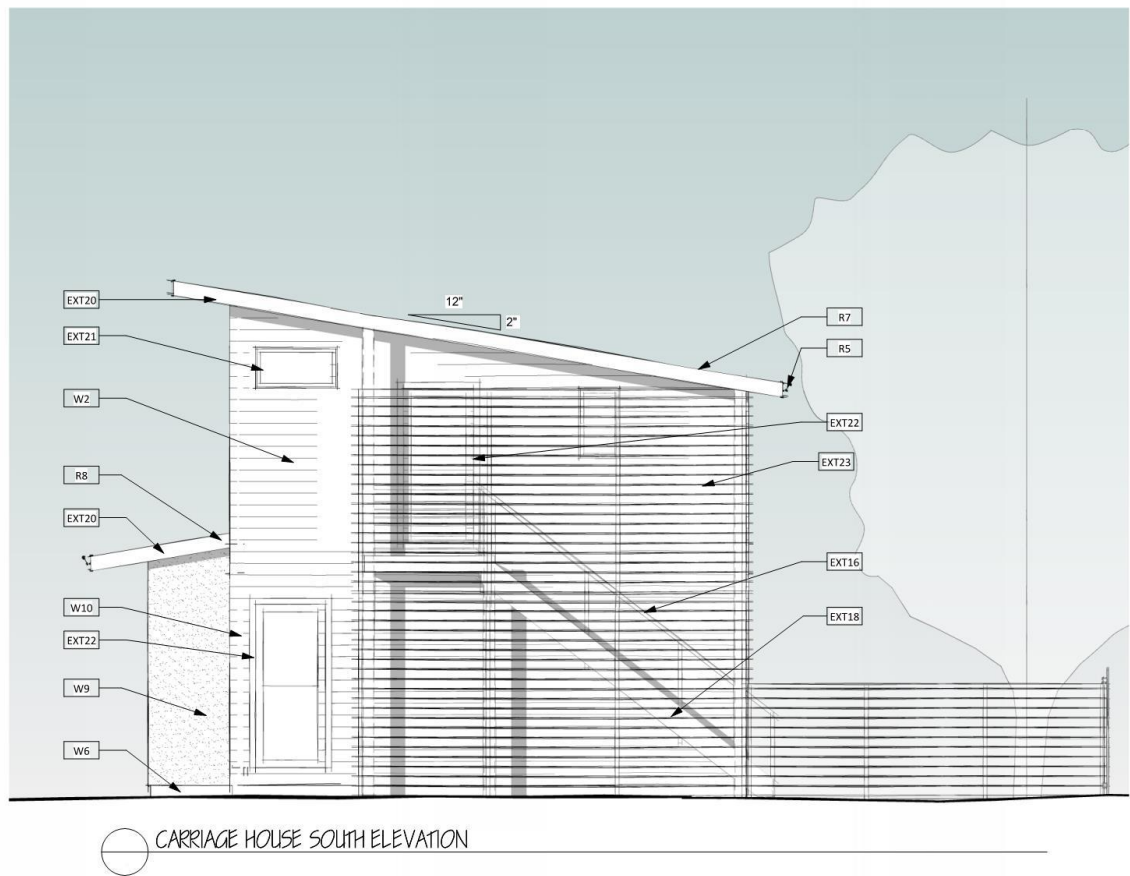


GARAGE FLOOR PLAN

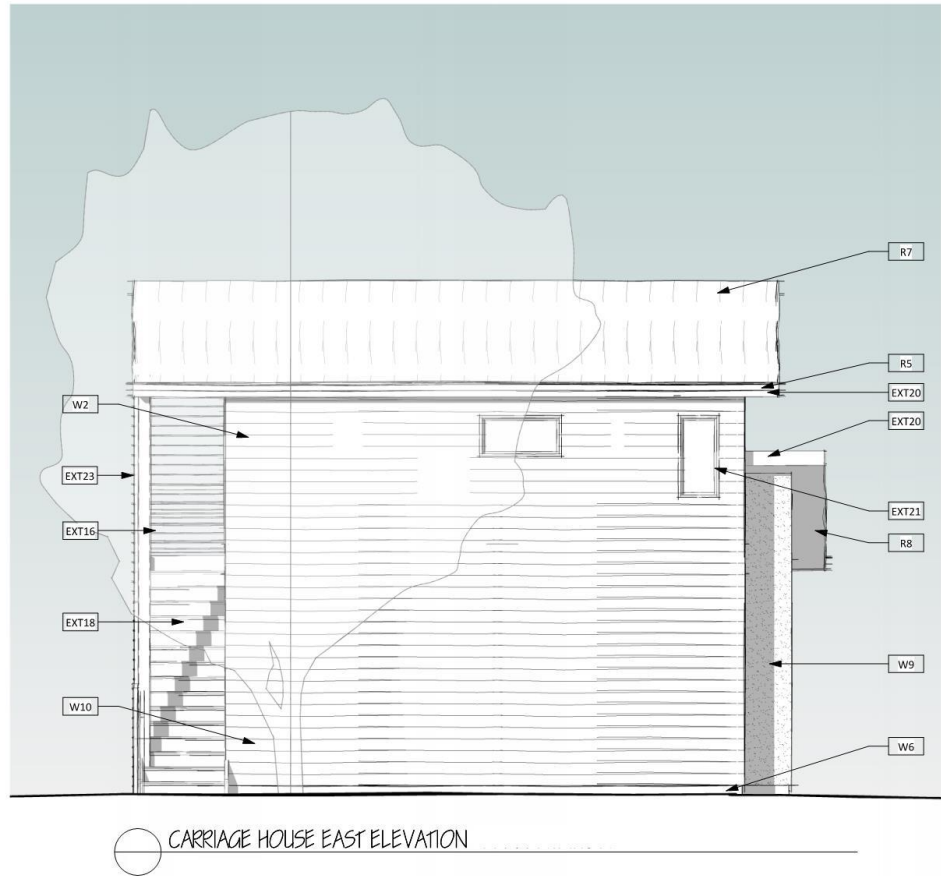


CARRIAGE HOUSE UPPER FLOOR PLAN

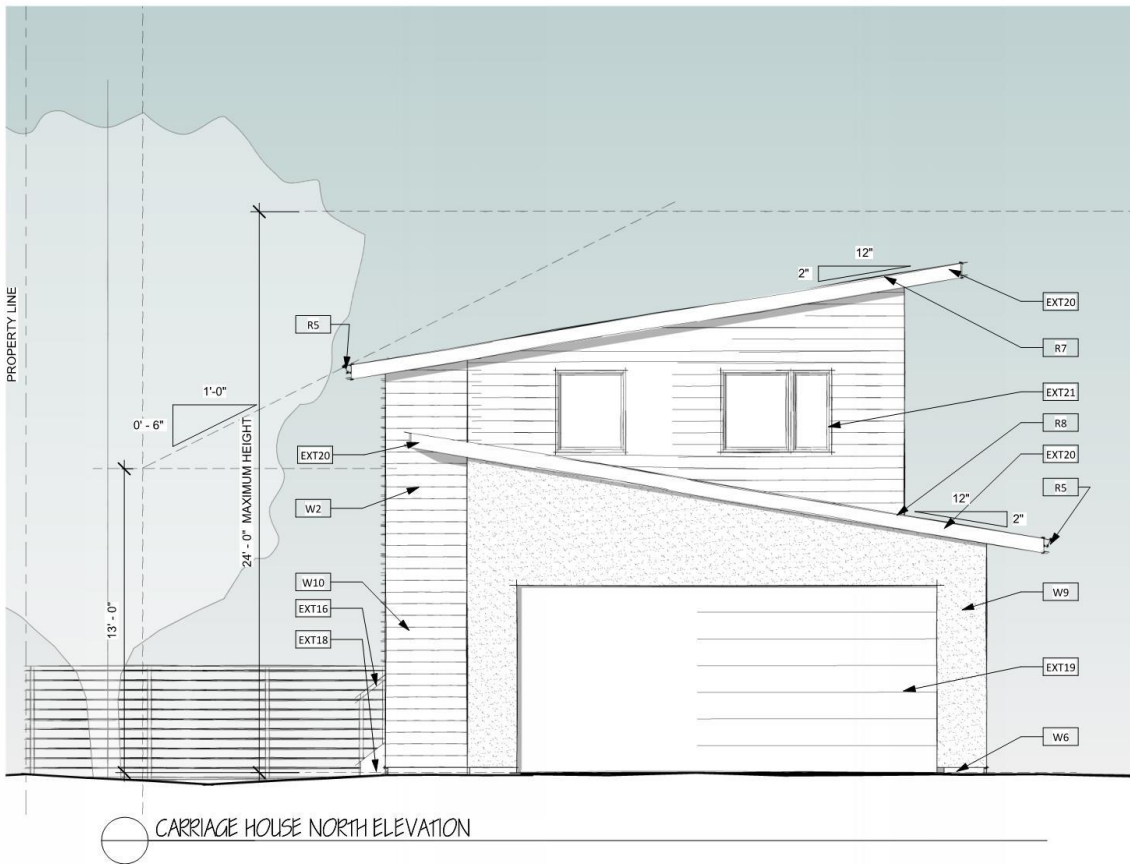




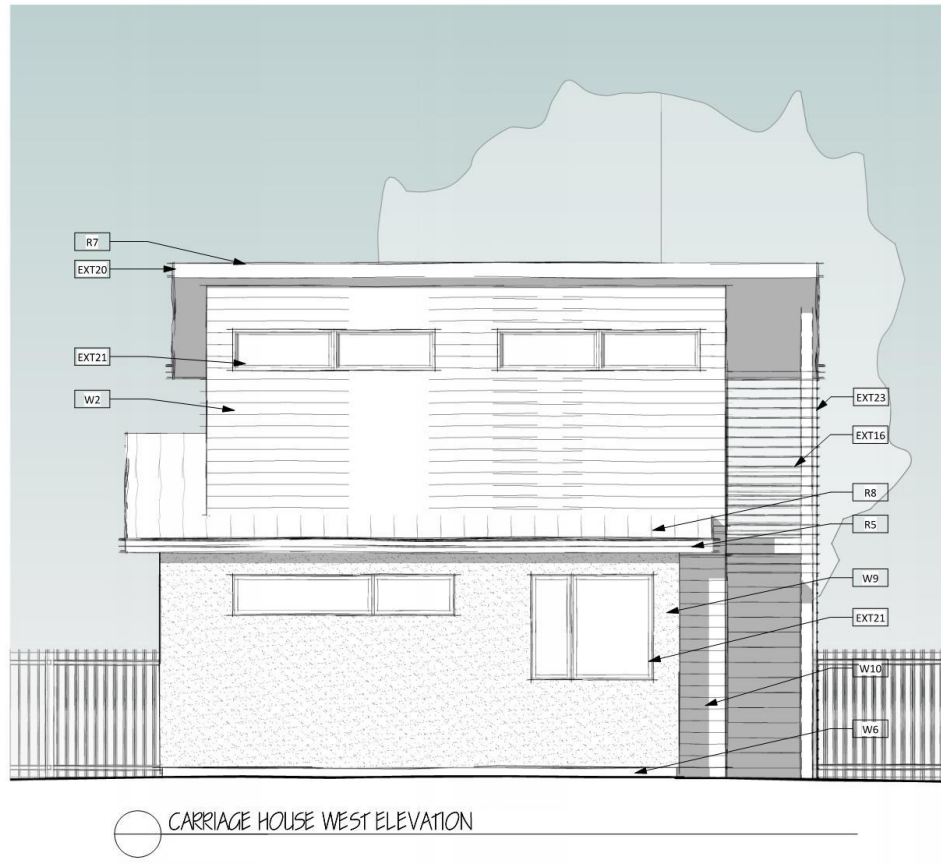
CARRIAGE HOUSE SOUTH ELEVATION



CARRIAGE HOUSE EAST ELEVATION



CARRIAGE HOUSE NORTH ELEVATION



CARRIAGE HOUSE WEST ELEVATION

| CARRIAGE HOUSE SYSTEM NOTES. | |
|------------------------------|--|
| EXT16 | METAL EXTERIOR RAILING, POWDER COAT-COLOR: DARK BRONZE |
| EXT18 | METAL EXTERIOR STAIRS- METAL STRINGERS AND RISERS W/ PERFORATED METAL TREADS, POWDER COAT- COLOR: DARK BRONZE |
| EXT19 | DECORATIVE MTL. OVERHEAD DOOR W/ UPPER LITES- PNT. (COLOR: BRONZE) |
| EXT20 | 1 X 8 CONT. SMOOTH TEXTURE WOOD FACIA- PNT. (COLOR: DARK BRONZE) |
| EXT21 | VINYL WINDOW W/ DOUBLE INSULATED GLAZING, COLOR: BRONZE (REFER TO WINDOW SCHEDULE FOR WINDOW TYPE, DESIGN AND CONFIGURATION) PROVIDE FACTORY FORMED SILL PANS AND 9" WIDE MEMBRANE FLASHING AT ALL JAMBS AND HEADS PRIOR TO INSTALLING ALL WINDOWS IN ROUGH OPENINGS. |
| EXT22 | FIBERGLASS HALF LITE DOOR W/ DOUBLE INSULATED GLAZING- PNT. (COLOR: BRONZE) |
| EXT23 | DECORATIVE WOOD SCREEN WALL- STN. & FIN. |
| R5 | PREFINISHED METAL GUTTERS WITH SST HANGERS, PROVIDE PREFINISHED METAL 3" X 4" CORRUGATED DOWNSPOUT WITH OFFSETS AND ELBOWS AS REQUIRED TO INSTALL AT ROOF EAVES AND DISCHARGE LOCATIONS. (COLOR: DARK BRONZE) |
| R7 | PREFINISHED STANDING SEAM METAL ROOF (COLOR: DARK BRONZE) OVER SELF-ADHERED SECONDARY UNDERLAYMENT OVER 9/16" O.S.B. SHEATHING ON 16" PRE-ENG. WD. PARALLEL CHORD TRUSSES @ 24" O.C. W/ R-49 BATT INSUL., RE-STRUCT. |
| R8 | PREFINISHED STANDING SEAM METAL ROOF (COLOR: DARK BRONZE) OVER SELF-ADHERED SECONDARY UNDERLAYMENT OVER 9/16" O.S.B. SHEATHING ON 2X6 WD FRAMING W/ R-49 BATT INSUL., RE-STRUCT. |
| W2 | 2X6 WALL FRMG @ 16" O.C. W/ CERTAINTED OPTIMA R-23 LOOSE FILL FIBERGLASS INSUL., VAPOR BARRIER & PTD. 1/2" GYP. BD. @ INTERIOR SIDE, 7/16" O.S.B. SHEATHING, TYVEK AIR BARRIER & SMOOTH TEXTURE WD. HORIZONTAL LAP SIDING W/ 4" EXPOSURE MAX. STN. & FIN. SEE BUILDING ELEVATIONS FOR LOCATIONS. |
| W6 | 8" THICK C.I.P. CONC. WALL W/ 3-COAT STUCCO SYSTEM W/ ELASTOMERIC FINISH COAT (COLOR: TAN) ABOVE GRADE @ EXTERIOR SIDE |
| W9 | 2X6 WALL FRMG @ 16" O.C. W/ R-19 BATT INSUL., VAPOR BARRIER & PTD. 1/2" GYP. BD. @ INTERIOR SIDE, 7/16" O.S.B. SHEATHING, TYVEK AIR BARRIER & 3 COAT STUCCO SYSTEM W/ELASTOMERIC FINISH COAT (COLOR: TAN). SEE BUILDING ELEVATIONS FOR LOCATIONS. |
| W10 | 2X6 WALL FRMG @ 16" O.C. W/ R-19 BATT INSUL., VAPOR BARRIER & PTD. 1/2" GYP. BD. @ INTERIOR SIDE, 7/16" O.S.B. SHEATHING, TYVEK AIR BARRIER & SMOOTH TEXTURE WD. HORIZONTAL LAP SIDING W/ 4" EXPOSURE MAX. STN. & FIN. SEE BUILDING ELEVATIONS FOR LOCATIONS. |



612 E. Pitkin- Carriage House Elevations



○ CARRIAGE HOUSE 3D VIEW- SOUTHWEST



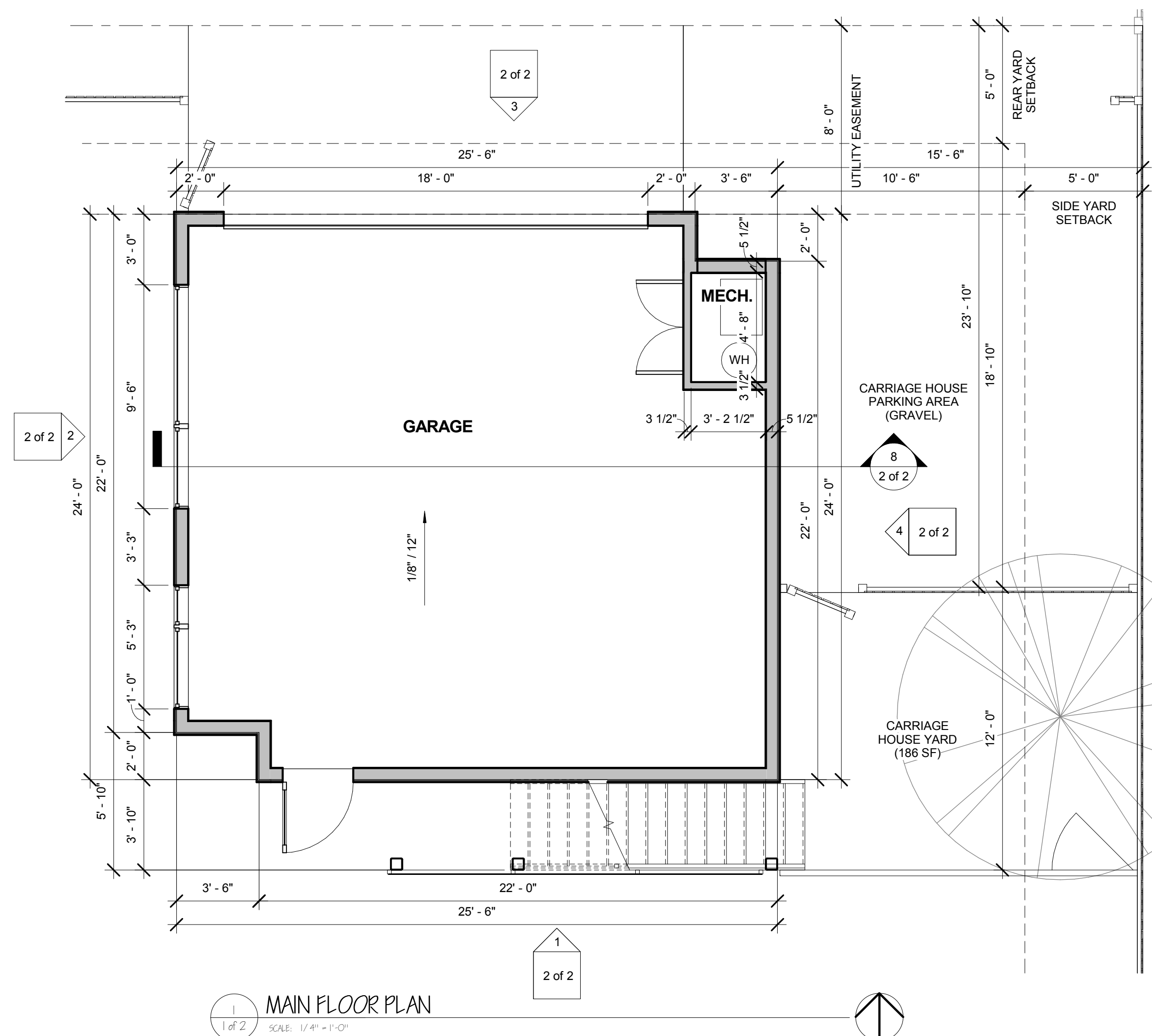
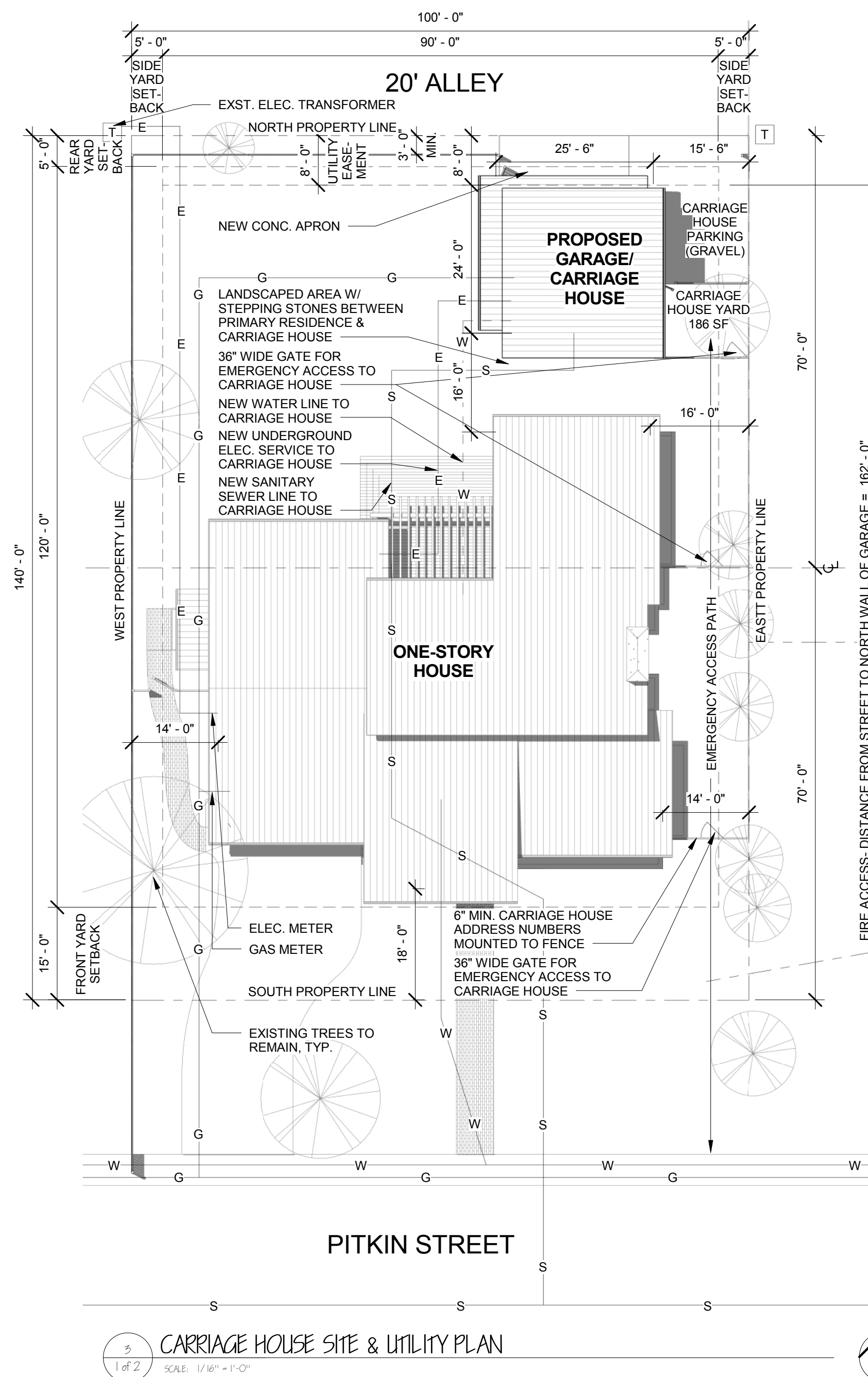
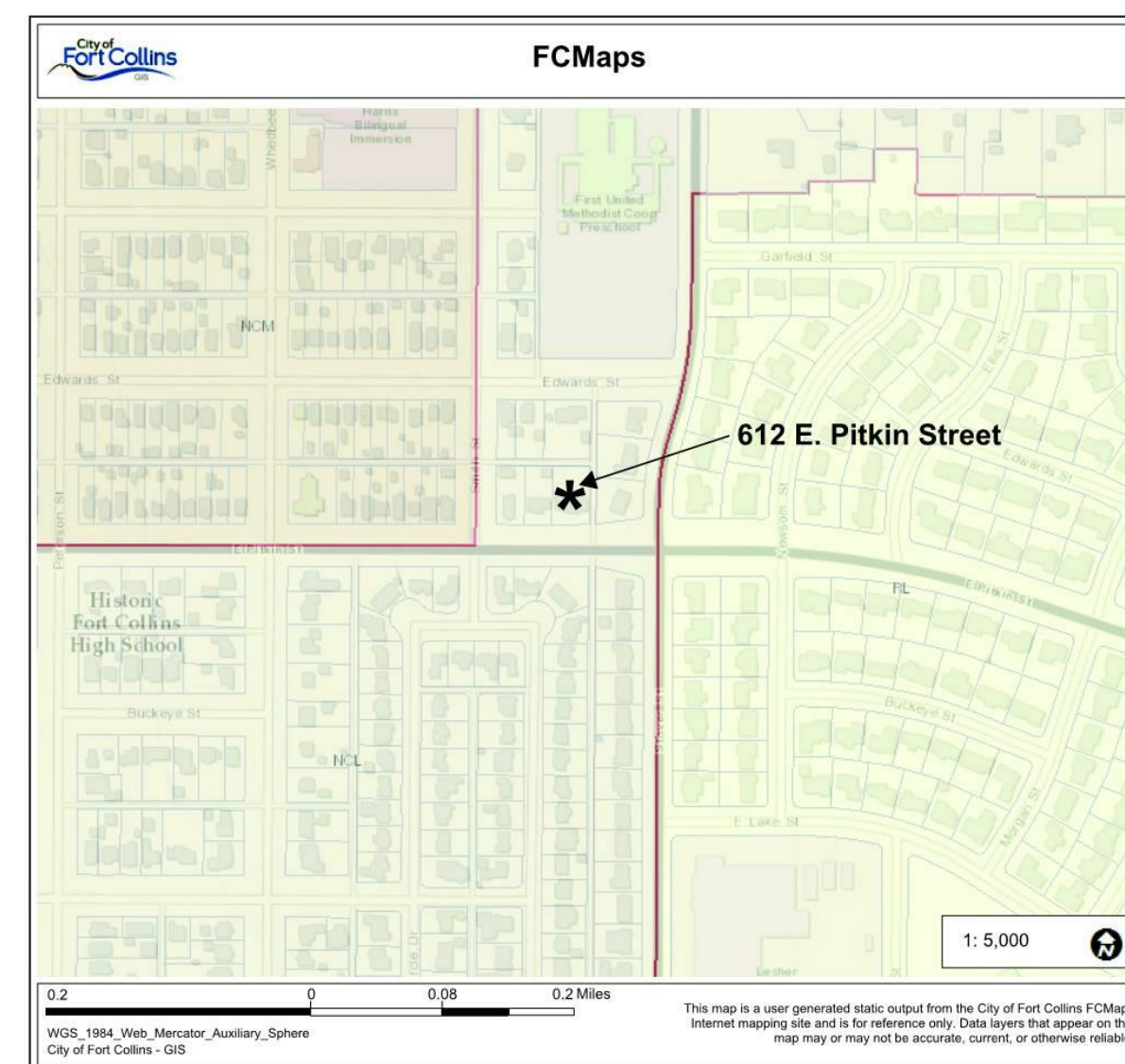
○ CARRIAGE HOUSE 3-D VIEW NORTHWEST

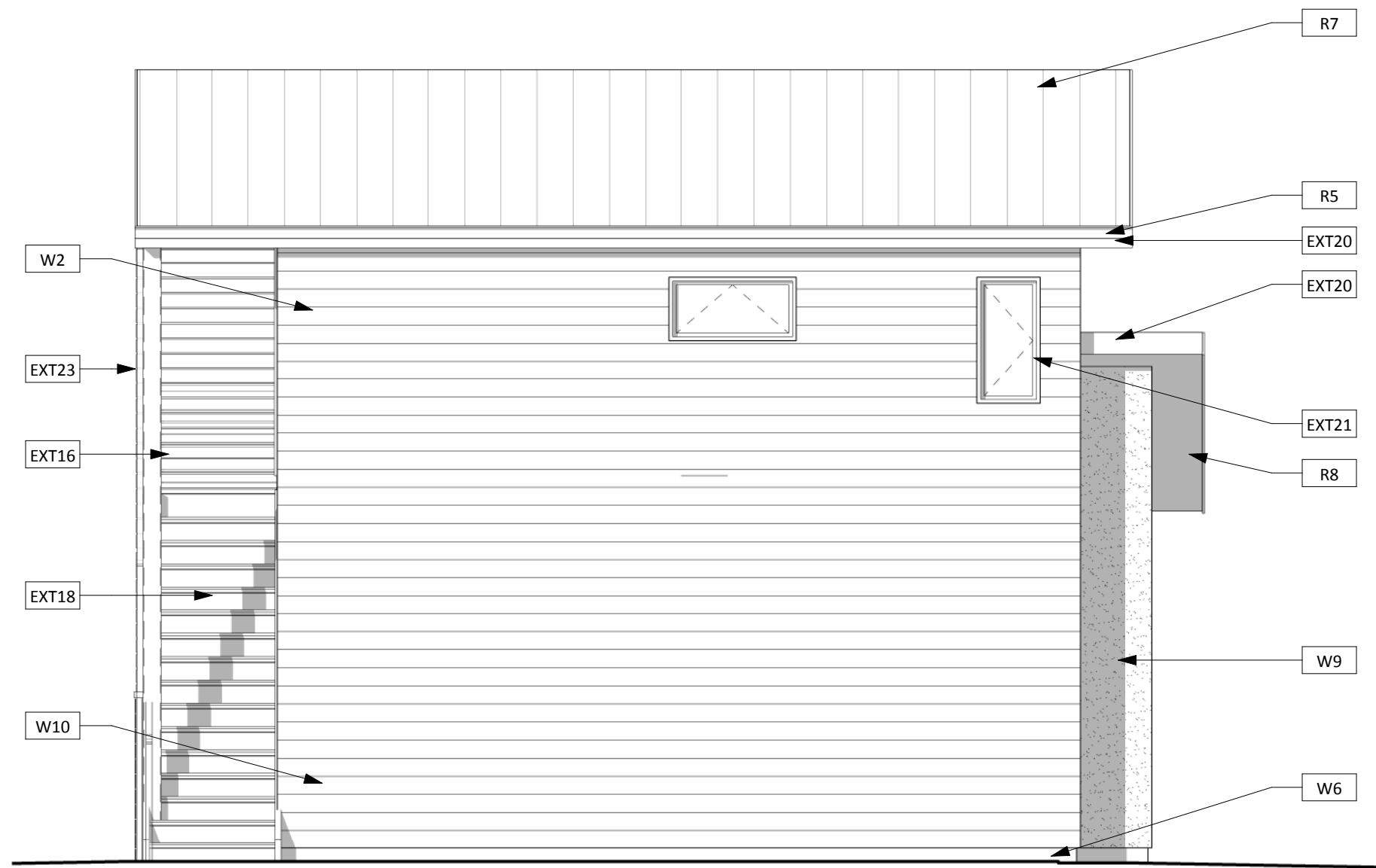
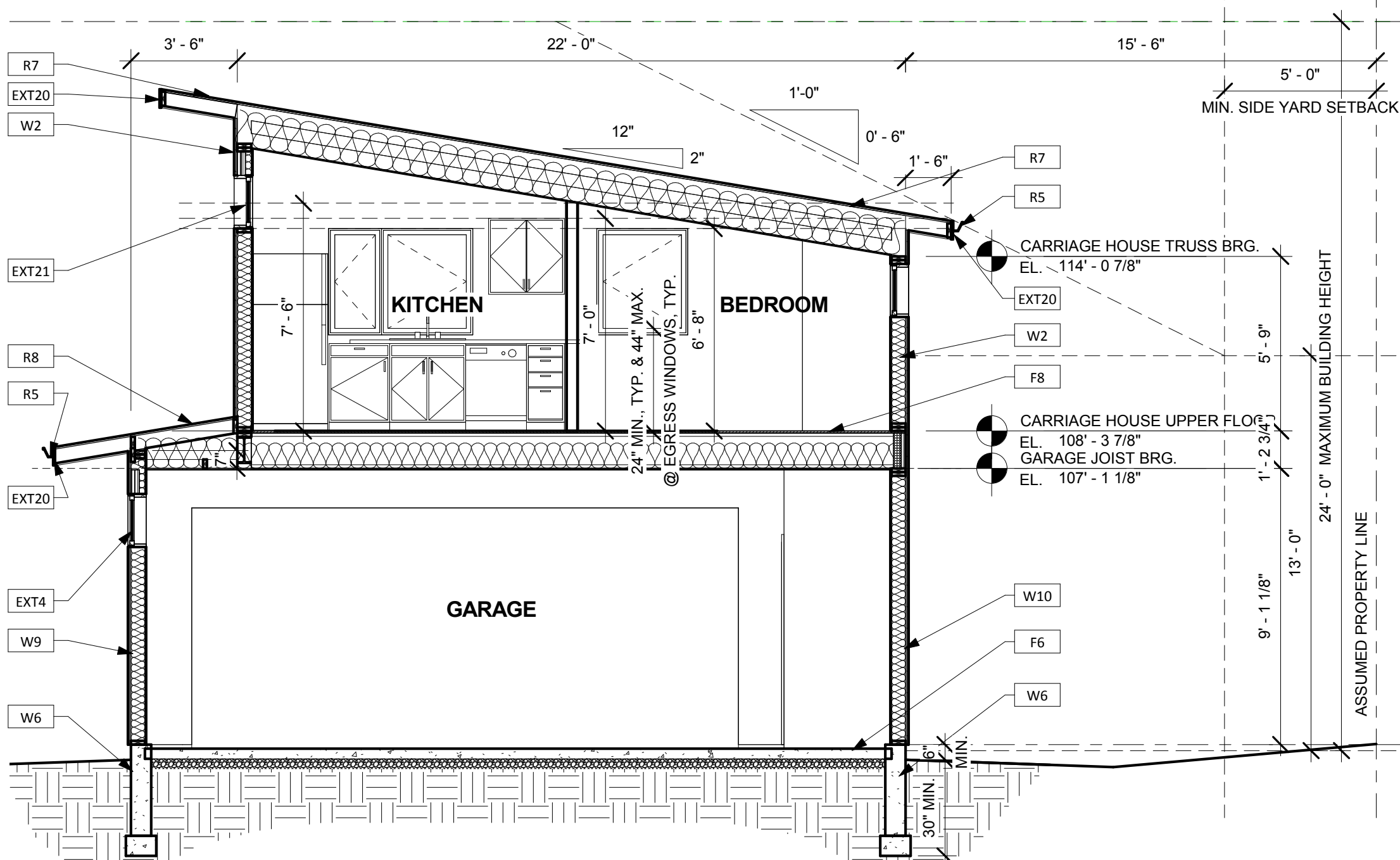
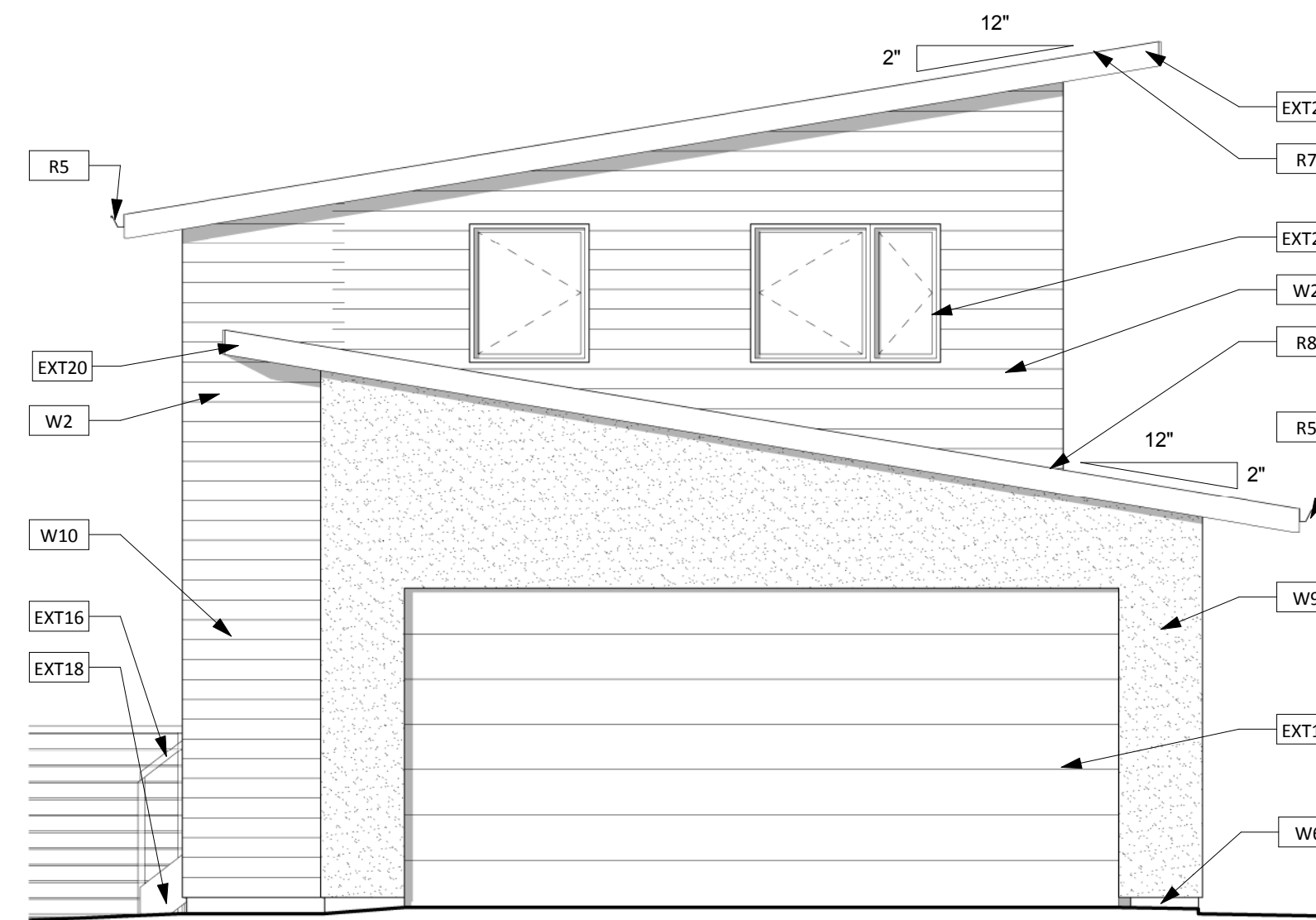
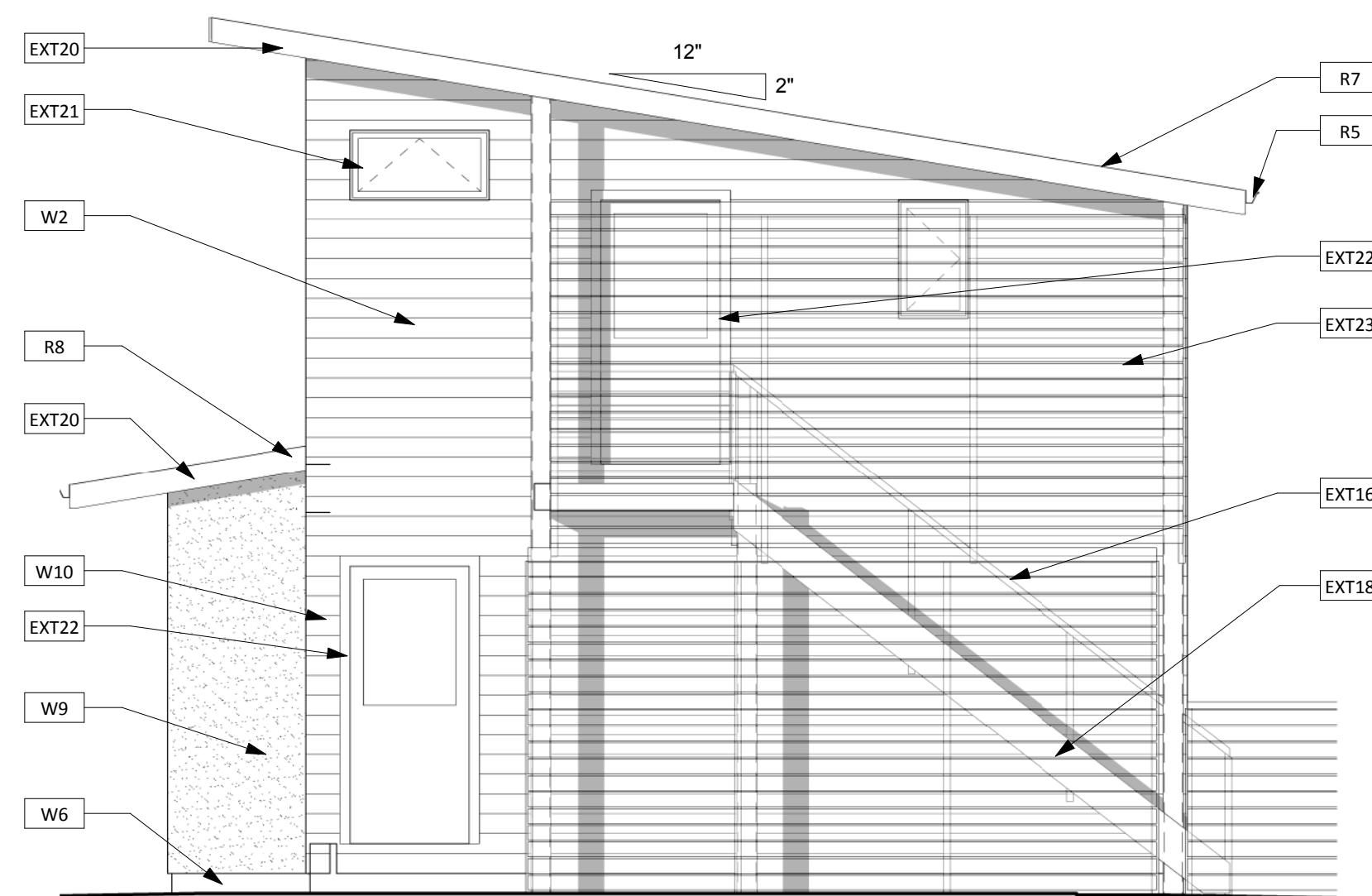
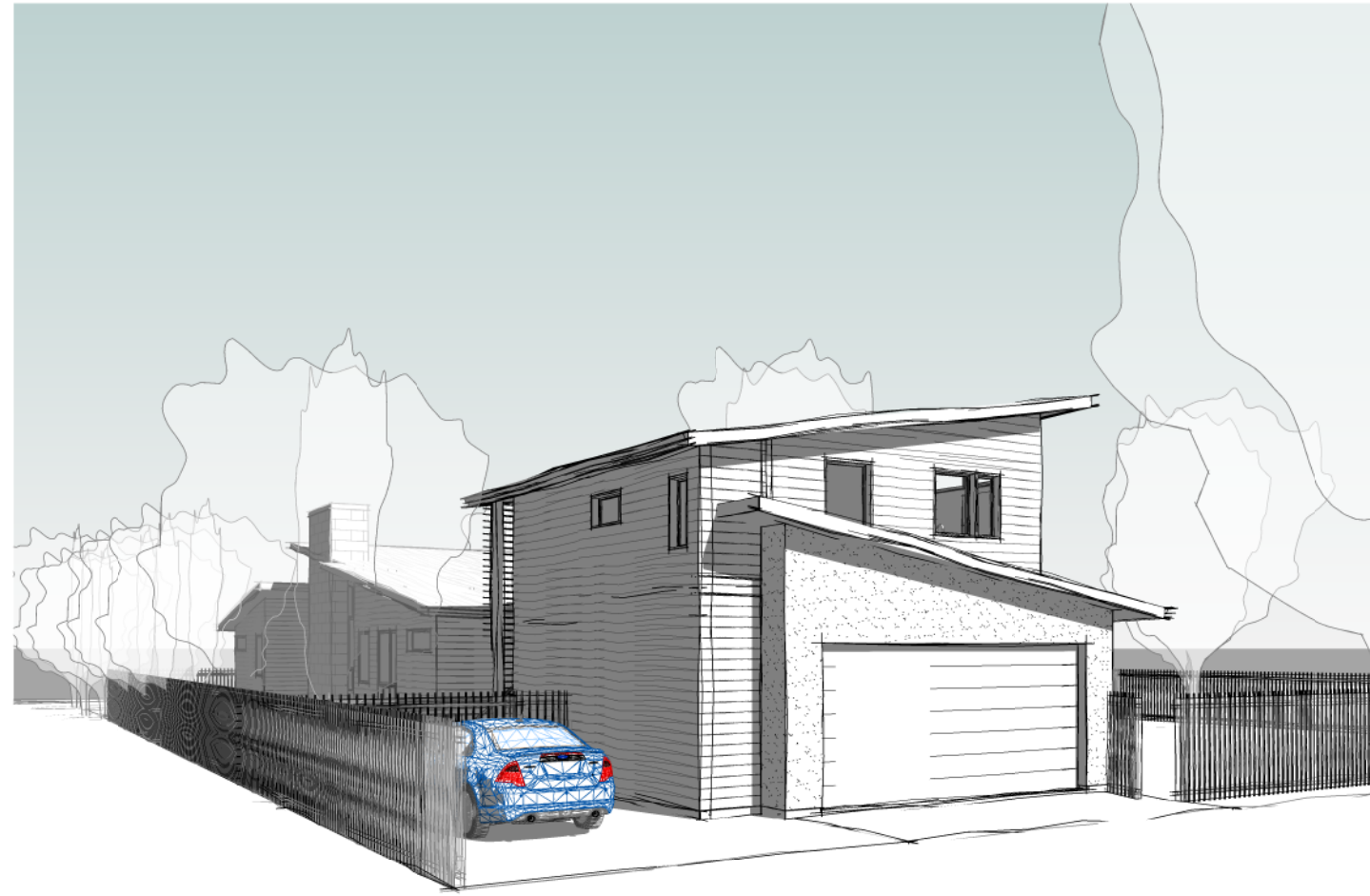
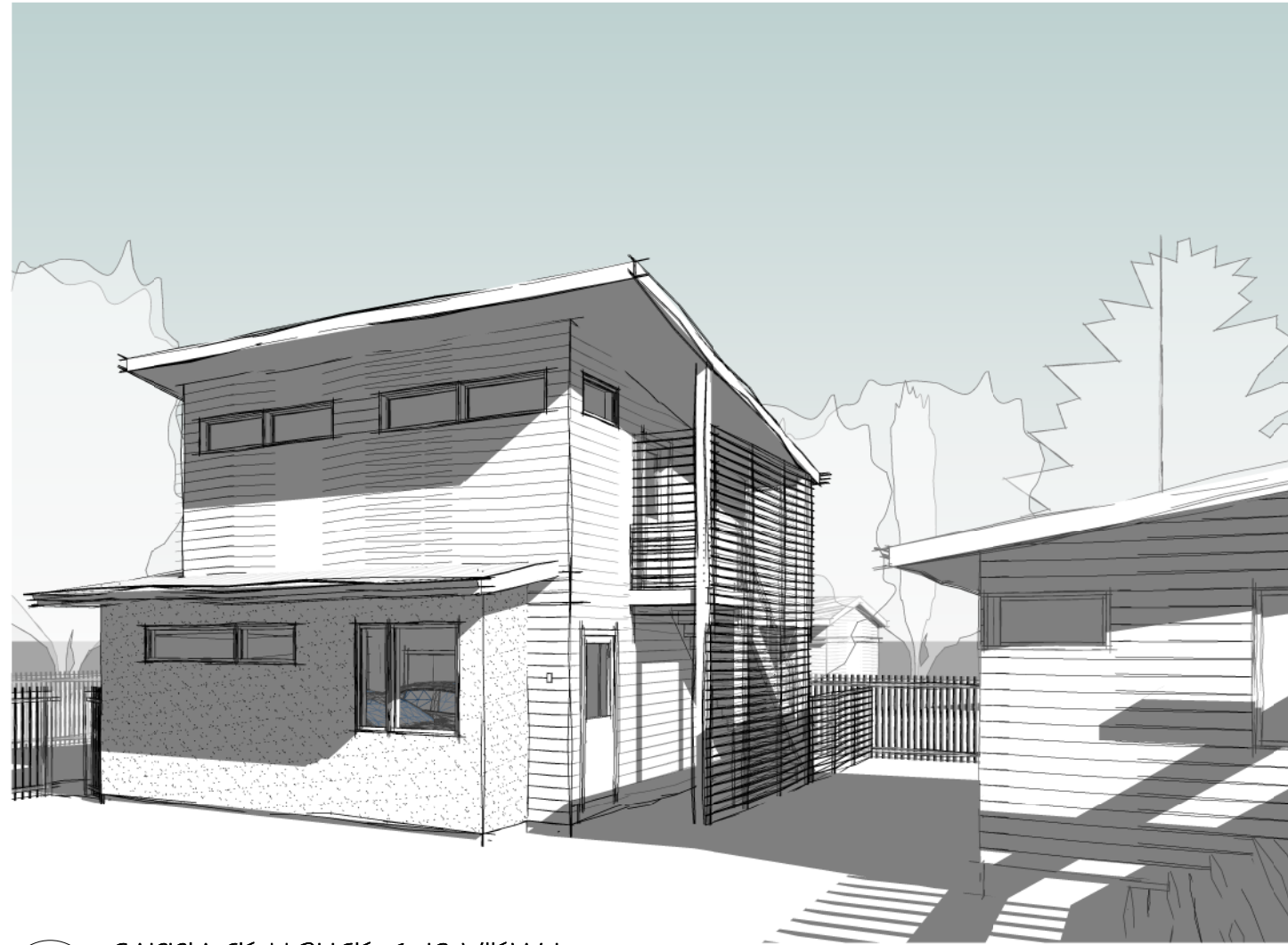


○ CARRIAGE HOUSE 3D VIEW- NORTHEAST

612 E. Pitkin- Carriage House

Exterior Perspectives





| CARRIAGE HOUSE SYSTEM NOTES | |
|-----------------------------|--|
| EXT4 | ALUM. CLAD WINDOW W/ DOUBLE INSULATED GLAZING, COLOR: BRONZE (REFER TO WINDOW SCHEDULE FOR WINDOW TYPE, DESIGN AND CONFIGURATION) PROVIDE FACTORY FORMED SILL PANS AND 9" WIDE MEMBRANE FLASHING AT ALL JAMBS AND HEADS PRIOR TO INSTALLING ALL WINDOWS IN ROUGH OPENINGS. |
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| EXT23 | DECORATIVE WOOD SCREEN WALL- STN. & FIN. |
| F6 | 4" CONC. SOG OVER VAPOR BARRIER OVER GRAVEL- RE. STRUCT. |
| R5 | 23/32" STURDI-FLOOR SUPPL. OVER 1/4" W.D. I-JOISTS @ 16" O.C. W/R-30 BATT INSUL., RE. STRUCT. W/ 5/8" TYPE "X" GYP. BD. UNDER SIDE PROVIDE 3" POLYURETHANE CLOSED CELL FOAM INSUL. @ 0.2 R/W R-48 BATT INSUL., RE-STRUCT. |
| R5 | PREFINISHED METAL GUTTERS WITH STN HANGERS, PROVIDE PREFINISHED METAL 3" x 4" CORRUGATED DOWNSPOUT WITH OFFSETS AND ELBOWS AS REQUIRED TO INSTALL AT ROOF EAVES AND DISCHARGE LOCATIONS. (COLOR: DARK BRONZE) |
| R7 | PREFINISHED STANDING SEAM METAL ROOF (COLOR: DARK BRONZE) OVER SELF-ADHERED SECONDARY UNDERLAYMENT OVER 9/16" O.S.B. SHEATHING ON 16" PRE-ENG. WD. PARALLEL TRUSSES @ 24" O.C. W/ R-48 BATT INSUL., RE-STRUCT. |
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| W6 | 8" THICK C.I.P. CONC. WALL W/ 3-COAT STUCCO SYSTEM W/ ELASTOMERIC FINISH COAT (COLOR: TAN) ABOVE GRADE @ EXTERIOR SIDE |
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Studio S Architecture

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e-mail: heidishuff@gmail.com

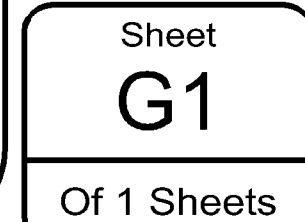
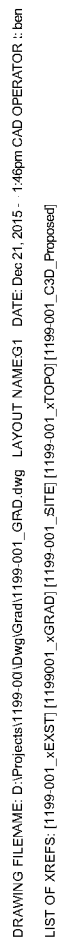
612 East Pitkin Street
Carriage House

Fort Collins, Colorado

[illegible]

CARRIAGE HOUSE ELEVATIONS, BUILDING SECTION & EXTERIOR 3-D VIEWS

| | |
|----------------|----------|
| Project number | 000 |
| Date | 12.17.15 |
| Drawn by | HMS |
| Checked by | HMS |





Planning, Development & Transportation
Community Development & Neighborhood
Services
281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522-0580
970.224.6046
970.224.6050 - fax
fcgov.com

MEMORANDUM

TO: Interested Parties

FROM: Laurie Kadrich, Director of Community Development and Neighborhood Services
Cameron Gloss, Planning Manager *LB*

DATE: September 30th, 2014

SUBJECT: Administrative Interpretation #2-14 of Section 4.7(F)(2)(b)1. This interpretation would also apply to Sections 4.7(F)(2)(b)2, 4.8(F)(2)(b)1 & 2, and 4.9(F)(2)(b)1 & 2 of the Land Use Code regarding eave height of Carriage Houses and Accessory Buildings with habitable space located within the Neighborhood Conservation, Low Density (N-C-L), Neighborhood Conservation, Medium Density (N-C-M) and Neighborhood Conservation Buffer (N-C-B) zone districts.

BACKGROUND:

A request has been received to interpret Section 4.7(F)(2)(b)1 of the Land Use Code to clarify the standard for maximum eave height of 13 feet "along a side lot line", pertaining to Carriage House or accessory structures with habitable space in the NCL, NCM, and NCB zone districts.

The question is the meaning of "along a side lot line", and whether distance from a side lot line affects applicability of the maximum eave height.

In part, the question is raised by the "Illustration of Carriage House Roofline and Eave Heights" which accompanies the standard. The illustration shows a dormer with eaves much higher than 13 feet that would be facing a side lot line. It implies that the Carriage House has an outer side located close to one of the side lot lines, at or near the minimum setback, with a low eave on the primary roof; and an inner side facing onto yard space on the subject lot, with a dormer and its secondary roof on the inner side, where it would not directly overlook a neighbor's back yard.

However, this implied arrangement is not supported with any dimensions from side lot lines.

The standard begs some specific questions:

- 1. Where a dormer with a higher eave is allowed, does it have to be a certain distance from a side lot line?*
- 2. Where a dormer with its secondary roof is allowed, can it run the entire length of the building?*

INTERPRETATION:

The eave height standards for Carriage Houses, and other accessory buildings with habitable space, were intended to make the buildings appear subordinate in scale to houses along the street front, maximize sunlight penetrating into yards, and protect privacy on abutting lots. The restricted eave height reduces the perceived building mass and makes the building more consistent with the scale of historic accessory buildings found in the Eastside and Westside Neighborhoods. The design standards are generally intended to reduce visual and functional impacts to adjacent properties, rather than specify stylistic elements of the building architecture.

Siting a Carriage House further from the interior side property line can reduce shading and privacy impacts to abutting properties. Extending the abutting Carriage House wall and eave to a greater height, when accompanied by a greater setback, can meet the intent of Section 4.7(F)(2)(b)1 of the Land Use Code.

CONCLUSION:

If the structure is setback further than the minimum distance required, how high can the eave be?

The maximum eave height of 13' is measured at the minimum setback from an interior sideyard lot line and can be increased at a ratio of 6" of additional building height for each 1 foot of sideback from the interior side property line.

Architectural features and details should be designed to mitigate the impacts of any taller walls. For example, secondary roofs on architectural canopies over windows and doors can provide a lower eave below the primary roof to step down the scale of the taller wall.

This interpretation applies to Carriage Houses and Accessory Buildings with Habitable Space.

Where a dormer with its secondary roof is allowed, can it run the entire length of the building?

A dormer is not limited in length under the requirements of the Land Use Code. However, all Carriage House windows, including dormers, that face a neighboring side lot line should be sized and positioned to the extent reasonably feasible to minimize the views into the yard of an abutting property.



Drainage Memo

Date: October 23, 2015

Project: 612 Pitkin Street
Fort Collins, CO

Project No. 1199-001

Attn: Stormwater Staff
City of Fort Collins Stormwater Utility
700 Wood Street
Fort Collins, CO 80521

Stormwater Staff:

This letter serves to document the proposed drainage impacts of a new home proposed at 612 East Pitkin Street in Fort Collins, Colorado.

Project Overview

The project as currently envisioned proposes to completely remove an existing 2-story home located on the property and construct a new home as well as a carriage house that will be accessed from the alley on the north side of the property.

Existing Site

The existing site functions as a "B" Lot, with drainage from the lot draining from the home out to the side lot lines, which then convey the drainage to both the front and back of the lot. Existing grades in the front yard range between 2%-4%, and grades in the back of the home vary between 1% and 2%. In addition to the existing home, the lot consists of a concrete driveway, concrete entry walk and concrete porches around the entire home. The remainder of the site is Kentucky Bluegrass lawn, with small landscaping beds and mature trees.

The total existing impervious area for the lot is 5,305 sf.

Proposed Site

The proposed site will continue to function as a 'B' Lot, with drainage from the new residence being directed to the side lot lines, and then to both the front and back of the lot via existing "swales" along the lot line. Existing grades outside of our improvements will remain unchanged, including along the east side of the property where no improvements are proposed. Modifications to the existing driveway and front entry walk are proposed with the new home, and a new carriage house is proposed at the alley that will have a small concrete apron at the entrance.

The total proposed impervious area for the lot is 6,042 sf. This is an increase of 737 sf. The increase in runoff as a result of this will be negligible, and no adverse impacts to adjacent properties is anticipated.

Detention

Since the impervious area increases less than 1000 sf, no detention is required for the site.

Water Quality

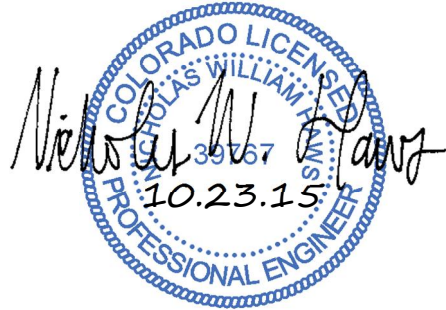
Water Quality for the site is being provided by releasing concentrated flows from the roof into landscaped areas that allow stormwater runoff to infiltrate surround soils. Stormwater that is unable to infiltrate is slowly passed through vegetated areas, further removing stormwater contaminants before stormwater leaves the property.

An exhibit has been provided to illustrate the existing and proposed impervious areas. Please feel free to contact us if you have any questions.

Sincerely,



Andrew Reese
Project Engineering



Nicholas W. Haws, PE, LEED AP
Vice President