



Legislation Text

File #: AR R 20-00513-HPB, Version: 1

This project proposes a 192 square foot deck on the second floor

ITEM NO.: 4.A

FILE NO.: AR R 20-00513-HPB

OWNER: Erin and Karen Krepps

APPLICANT: Andy Bol

PROJECT TITLE: 2012 North Cascade Avenue Deck



PROJECT SUMMARY:

1. Project Description: This project proposes a 192 square foot deck on the second floor. (see “Site Plan” attachment)

2. Applicant's Project Statement: (see "Project Statement" attachment)
3. Planning and Development Team's Recommendation: City Planning staff recommends approval of the application as proposed.

BACKGROUND:

1. Site Address: The project site is addressed as 2012 North Cascade Avenue.
2. Existing Zoning: The subject property is currently zoned R1-6 HP (Single-Family Residential and Historic Preservation Overlay)
3. National Register/Listing Contributing: The 2012 North Cascade Avenue property is listed as a contributing structure in the North End Historic District.
4. Historical Significations: The property was nominated based on its "Tudor" architecture style and features.

STAKEHOLDER PROCESS:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 17 property owners on one occasion; prior to the Historic Preservation Board hearing. The site was also posted during the one occasion noted above. Staff did not receive public comments concerning the application.

ANALYSIS OF REVIEW CRITERIA:

This project proposes the construction of a new 192 square foot deck on the second floor of an existing home within the Historic Preservation Overlay. The Applicant has stated that the material of the deck will be treated lumber. Please refer to the provided site plan and rendering for further details. The proposed work is not changing the architectural character of the residential building or historic preservation overlay zone.

Staff has reviewed the site plan and finds the proposed deck in compliance with the zone district development standards as set forth in City Code Section 7.3.104. The proposed deck will be visible from the public right-of-way and requires a building permit; thus, triggering the need for a Report of Acceptability prior to construction commencement. City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for approving a Report of Acceptability, as set for in City Code Section 7.5.1605.C.

STAFF RECOMMENDATION:

AR R 20-00513-HPB - 2012 North Cascade Avenue

Approve a Report of Acceptability for the 2012 North Cascade Avenue Deck project, based upon the findings that the request meets the review criteria for granting a Report of Acceptability, as set forth in City Code Section 7.5.1605.C.