

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO: 2020-096
ADDRESS: 632 LEIGH ST
LEGAL DESCRIPTION: NCB 2739 BLK LOT W 41.6 FT OF A19
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Brian Voges/Voges Design
OWNER: MONTEMAYOR VERONICA
TYPE OF WORK: New construction of 2-story residential structure
APPLICATION RECEIVED: February 28, 2020
60-DAY REVIEW: April 28, 2020
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting conceptual approval to construct a new 2-story, single-family residence at 632 Leigh.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:
- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.

- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Standard Specifications for Wood Porch Columns and Railing

- RAILING - The proposed railings (on the steps) should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.
- COLUMNS - The proposed wood columns should be no wider than 6' square, feature both capital and base trim and chamfered corners.
- DECKING – The proposed porch decking should feature 1" x 3" tongue-and-groove wood members laid perpendicular to the front façade plane.

FINDINGS:

- a. The property at 632 Leigh first appears on the Sanborn Map as a 1-story, single family residence in 1941. The lot is currently vacant and is contributing to the Lavaca Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
- c. DESIGN REVIEW COMMITTEE – The applicant presented the application materials at the Design Review Committee on March 10, 2020. The commissioners present were generally receptive to the proposal and suggested that due to the irregular lot, the applicant should submit a site plan showing the footprint of the adjacent structures. Additionally, the commissioners recommended that the applicant provide an elevation showing the heights of adjacent properties.
- d. SETBACK & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct a 2-story, single family residence at 632 Leigh. The frontage of the residence will be oriented toward Leigh. Staff finds the proposal consistent with the Guidelines.
- e. SCALE AND MASSING – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. The block within the Lavaca Historic District features 1-story historic structures and 2-story units of new construction. The opposite side of Leigh that is outside of the Lavaca Historic District features 2-story and 3-story infill. Staff finds that the proposed scale and massing of the structure appears generally appropriate.
- f. ROOF FORM – The applicant has proposed a pyramidal roof with a projecting front gable. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on Leigh feature front gable, cross gable, flat, shed, and pyramidal roof forms. Staff finds the proposal consistent with the Guidelines.
- g. LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new

construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The applicant has proposed to construct a 1,580-square-foot residence. The proposed new construction will cover less than 50 percent of the total lot area. Staff finds the proposal consistent with the Guidelines.

- h. **MATERIALS AND TEXTURES** – The applicant has not provided material specifications for conceptual approval. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The applicant should submit material specifications to staff for approval.
- i. **WINDOW MATERIALS** – At this time, the applicant has not provided information regarding window materials. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- j. **RELATIONSHIP OF SOLIDS TO VOIDS** – Guideline 2.C.i for New Construction stipulates that new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has only submitted the front elevation for review. The applicant should submit all elevations to staff for approval.
- k. **ARCHITECTURAL DETAILS** – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines, including the front porch design. The standard porch columns and railing specifications state that proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2”x4” members. The proposed railing should not feature an overall height of more than three (3) feet.
- l. **DRIVEWAYS** – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed to install a two-ribbon driveway with ribbon widths of 2’-6” and a total width of 7’-6”. Staff finds the proposal consistent with the Guidelines.
- m. **FRONT WALKWAYS** – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has proposed to install a front-yard walkway to the entry door. The applicant should submit specifications for the width of the walkway and the proposed material to staff for review and approval.
- n. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- o. **LANDSCAPING PLAN** – At this time, the applicant has not provided a landscaping plan. The applicant should install landscape elements that are consistent with those found historically in the district.

RECOMMENDATION:

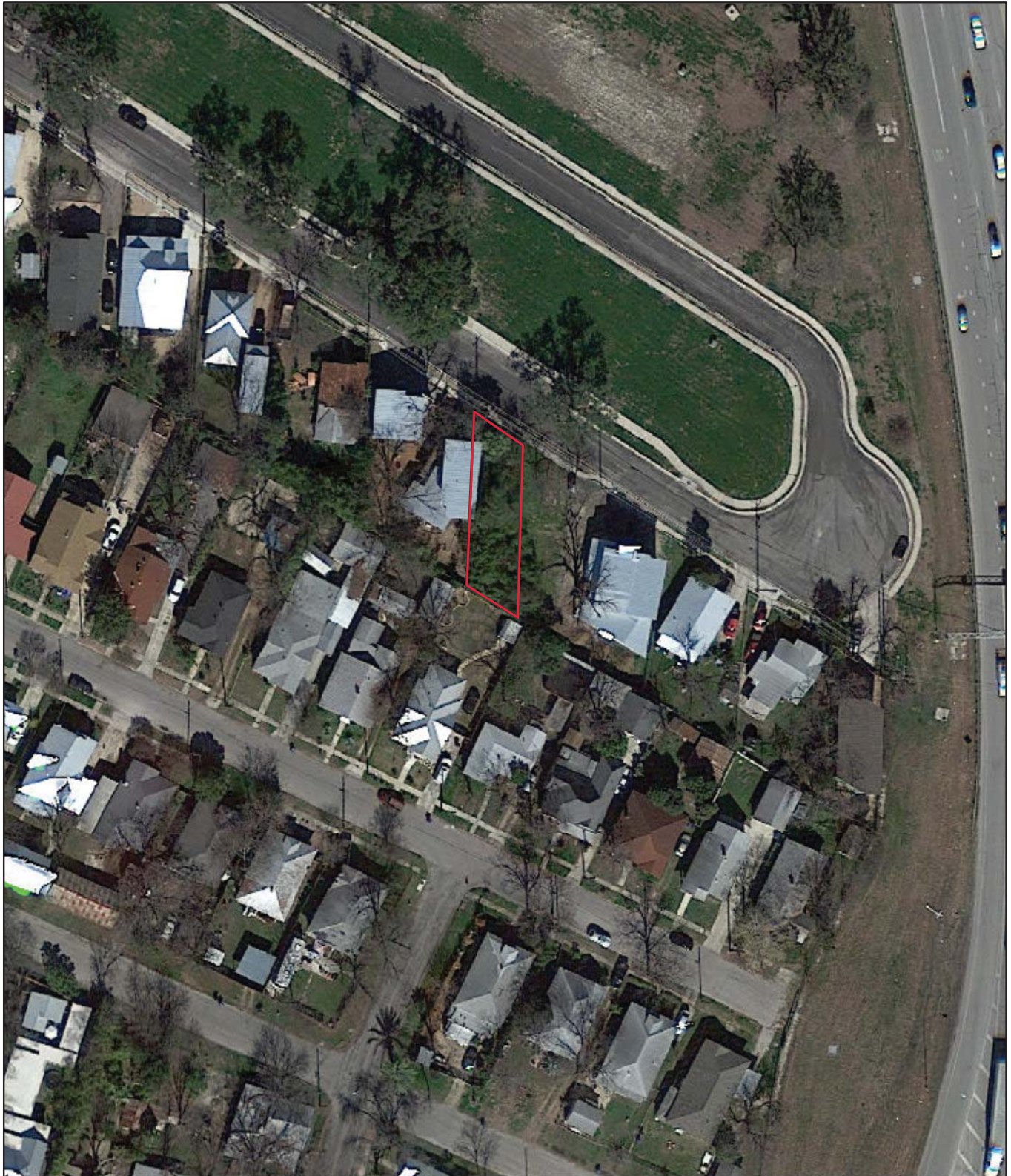
Staff recommends conceptual approval based on findings a through o with the following stipulations:

- i. That the applicant incorporates architectural details that reflect the historic context of the district and are consistent with the Guidelines as noted in finding k.
- ii. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in findings i and j.
- iii. That the applicant proposes a front porch design that is consistent with the Guidelines and historic precedents in the

district as noted in finding k.

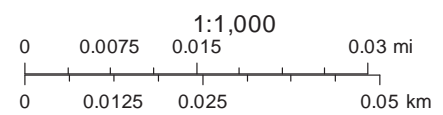
- iv. That the applicant submit material specifications to staff for review and approval based on findings g, h, and l.
- v. That the applicant submit window specifications to staff for review and approval. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vi. That the applicant submit elevation drawings for each elevation to staff for review and approval.
- vii. That the applicant submit a landscaping plan to staff for review and approval.

City of San Antonio One Stop

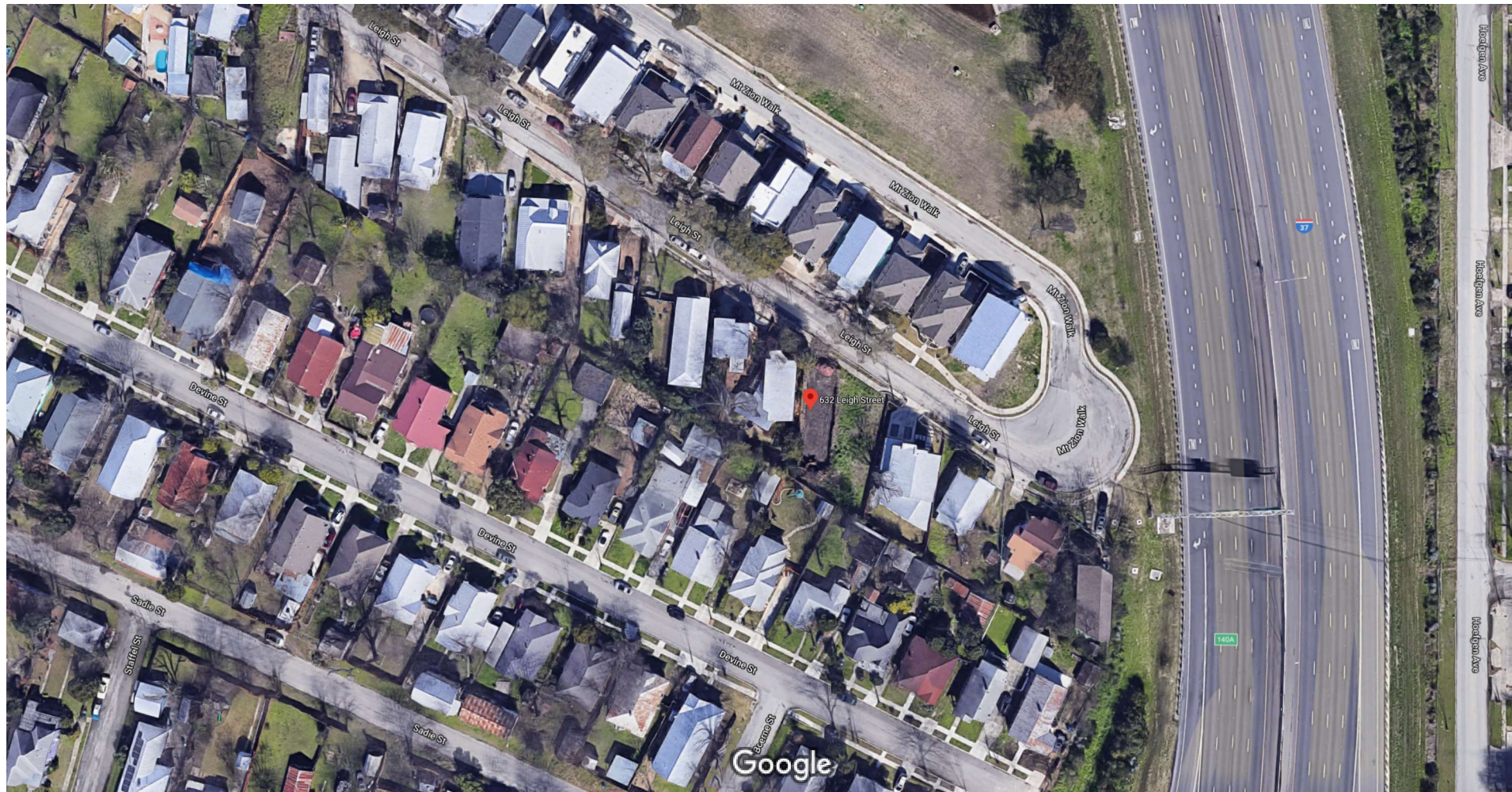


March 3, 2020

— User drawn lines



Google Maps 632 Leigh St



Imagery ©2020 Google, Map data ©2020

50 ft

Google Maps 632 Leigh St



Imagery ©2020 Google, Map data ©2020 20 ft

Google Maps 632 Leigh St



Imagery ©2020 Google, Landsat / Copernicus, Map data ©2020 20 ft

Google Maps 632 Leigh St



Imagery ©2020 Google, Map data ©2020 20 ft

Google Maps 632 Leigh St



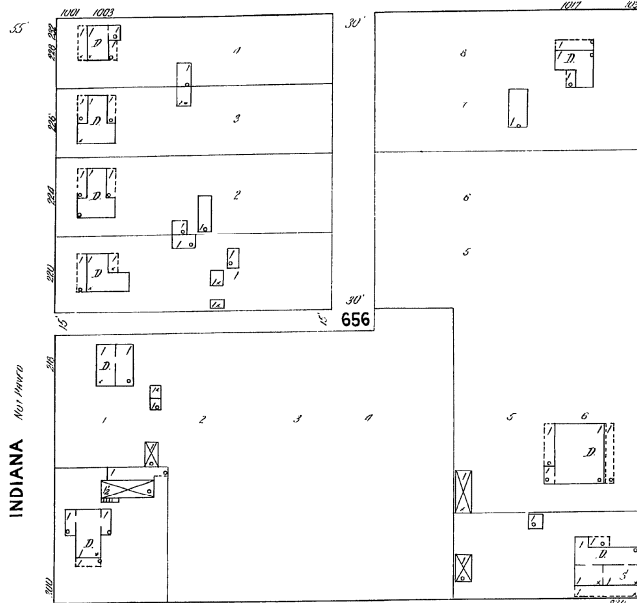
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255

269

S. WALNUT

271

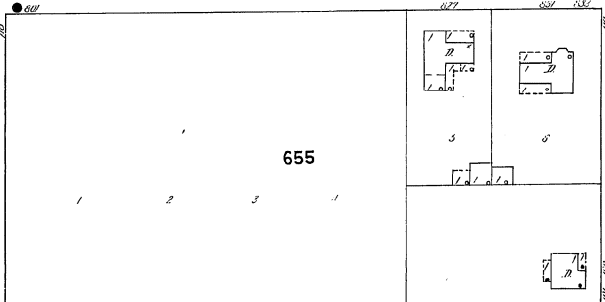


E. DELAWARE

663

254

PLUM



NOT PAVED

662

253

2957

DEVINE

INDIANA

3005

W. DELAWARE

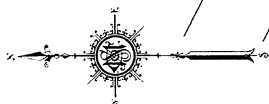
PEACH

3008

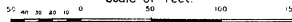
W. FLORIDA

BOERNE

258



Scale of Feet.







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ARCHITECT OF RECORD:

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PROJECT NAME:
MONTENAYOR RESIDENCE
LAVACA HISTORIC DISTRICT

PROJECT ADDRESS:
632 LEIGH STREET
SAN ANTONIO, TEXAS 78210

<u>PROJECT DETAILS</u>	
CASEWORK CONCEPT:	HIGH
ISSUE DATE:	N/A
DESIGN MANAGER:	BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

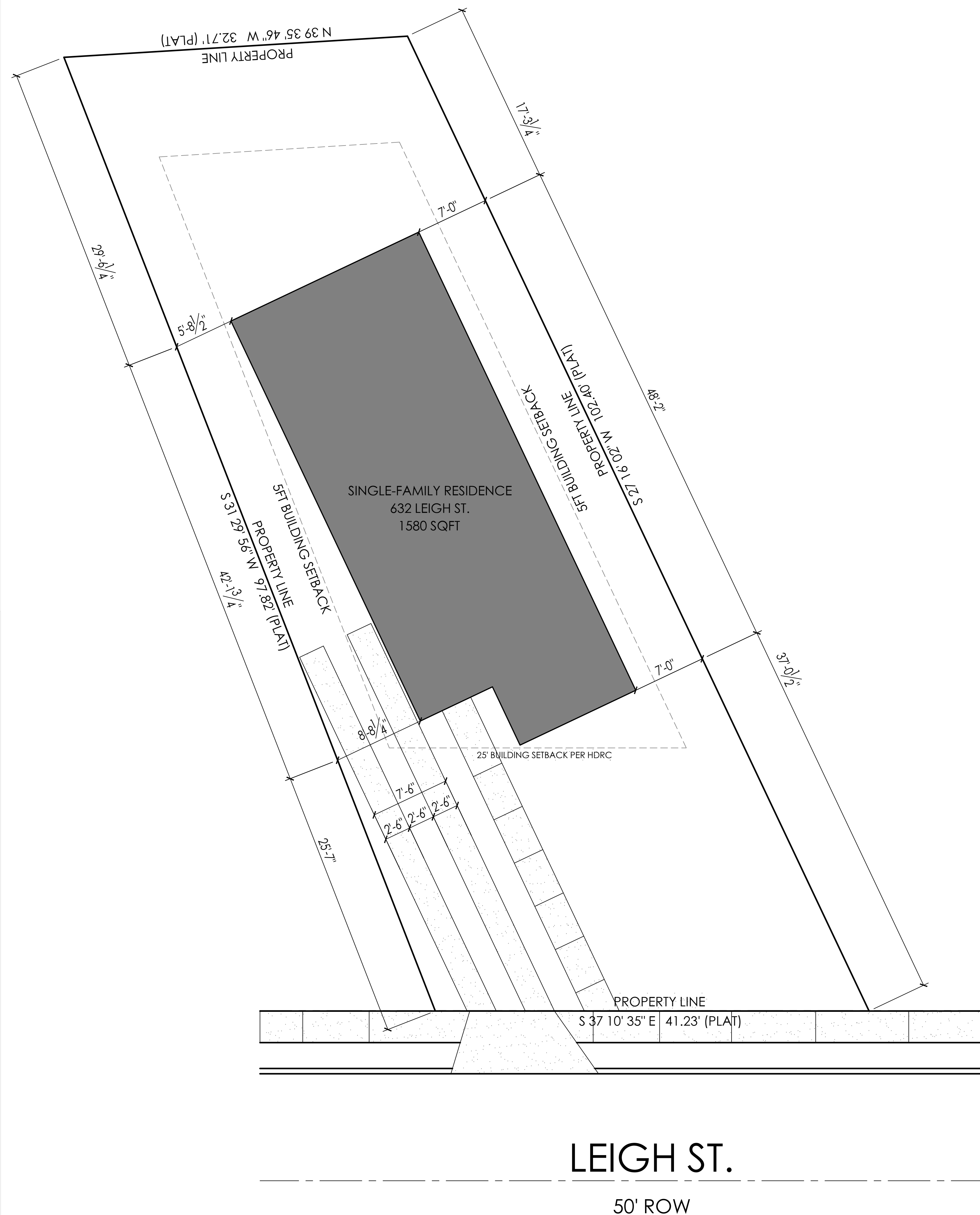
TITLE SHEET:

SHEET #

A1.0

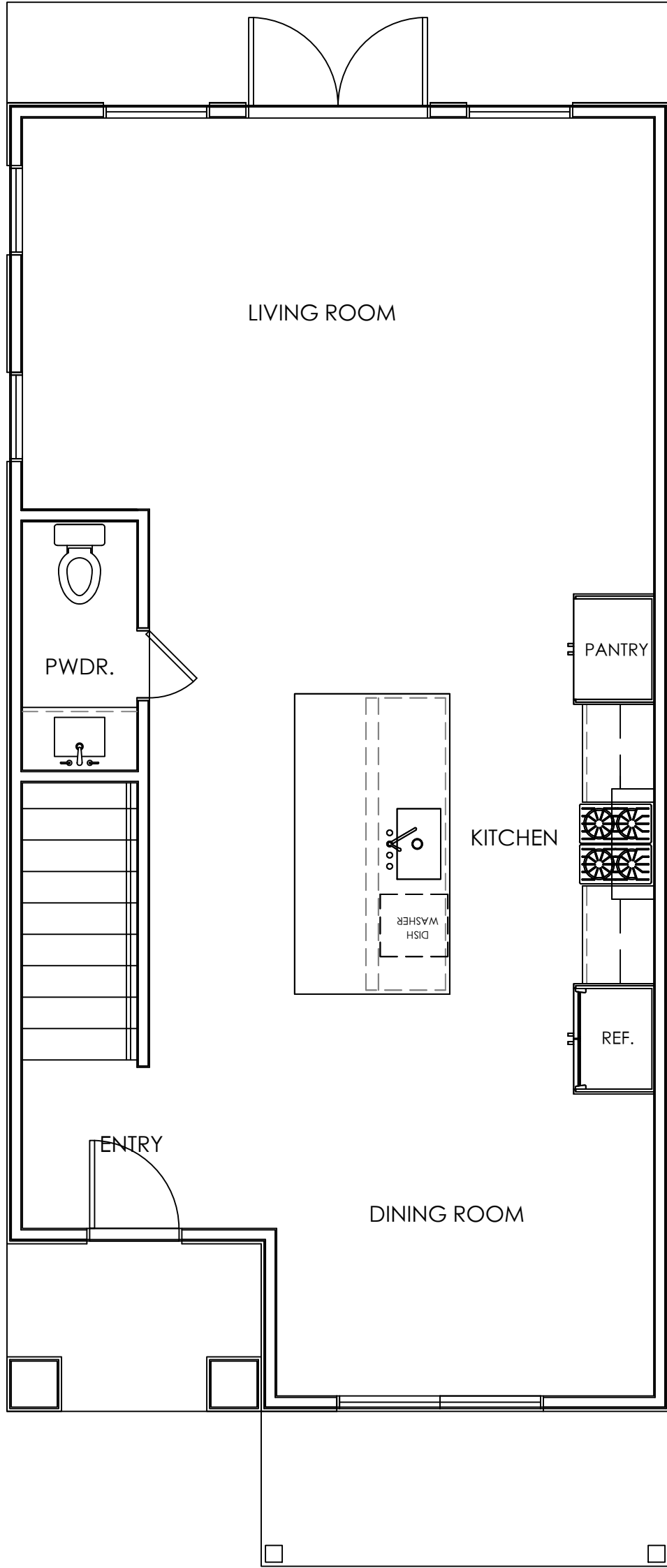


1 PRELIM ELEVATION STUDY

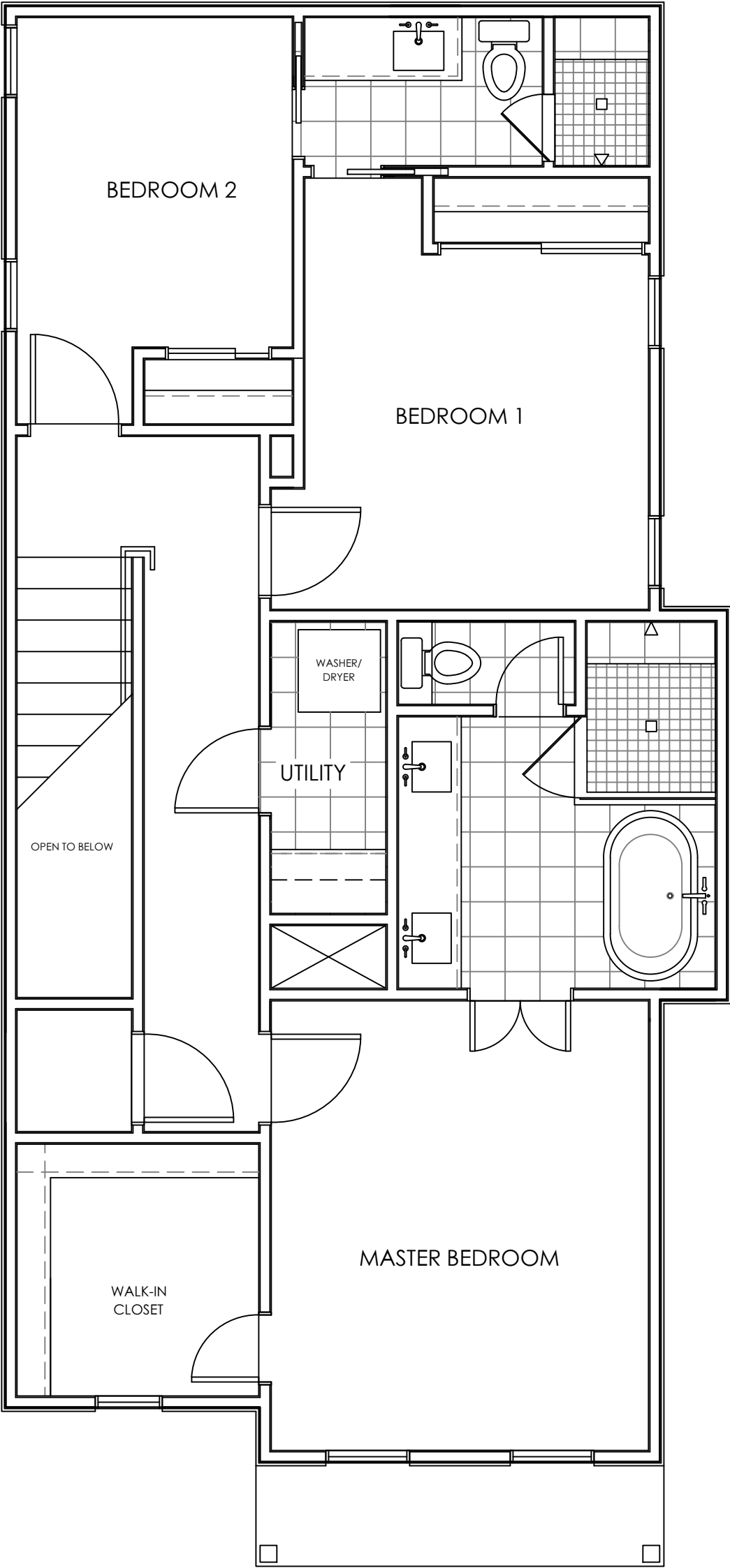


2 SITE PLAN

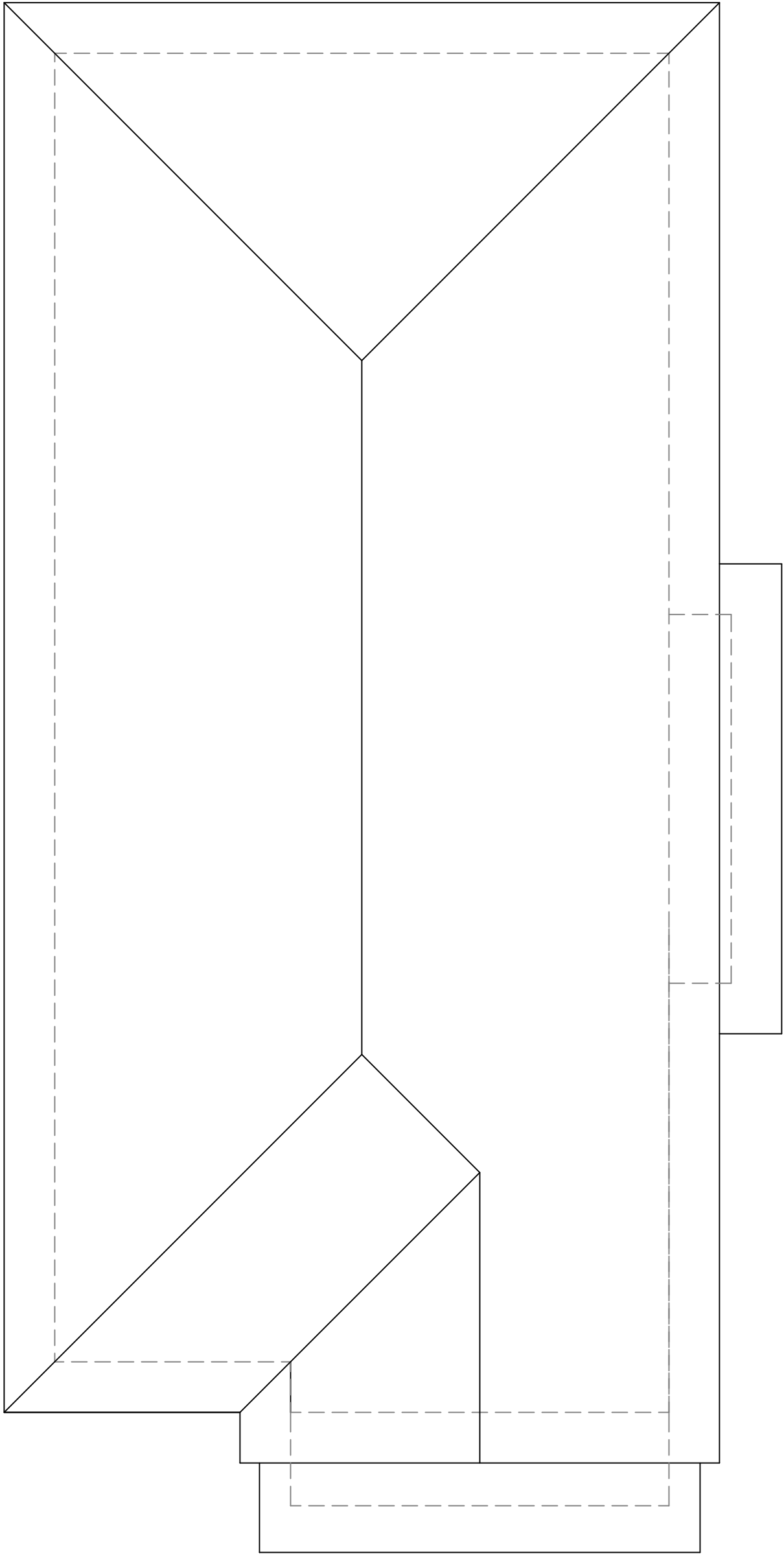
SCALE: 3/16" = 1'



1 FLOOR PLAN-FIRST FLOOR
SCALE: 1/4" = 1'



2 FLOOR PLAN-SECOND FLOOR
SCALE: 1/4" = 1'



3 ROOF PLAN
SCALE: 1/4" = 1'



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ARCHITECT OF RECORD:

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PROJECT NAME:
MONTEMAYOR RESIDENCE
LAVACA HISTORIC DISTRICT

PROJECT ADDRESS:
632 LEIGH STREET
SAN ANTONIO, TEXAS 78210

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

SHEET #

A2.0











CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: 3-10-2020

HDRC Case# 2020-018

ADDRESS: 311 REFUGIO

Meeting Location: 1901 S ALAMO

APPLICANT: BRIAN VOGES, HOUSTON CARPENTER

DRC Members present: SCOTT CARPENTER, JEFFREY PETZER

Staff present: RACHEL RETTAUATA

Others present: _____

REQUEST: NEW CONSTRUCTION OF TWO SINGLE-FAMILY RESIDENTIAL
STRUCTURES.

COMMENTS/CONCERNS: _____

JF: LOOK AT LOT COVERAGE PERCENTAGE

SC: HAVE YOU DOCUMENTED THE PREVALING SETBACKS

BV: _____

JF: CHANGE THE LANGUAGE AS DUPLEX, 2-2 STORY.

632 LEIGH:

SC: BC THE LOT IS IRREGULAR, SHOW THE FOOTPRINT OF THE
ADJACENT STRUCTURES.

OVERALL COMMENTS: _____

Committee Chair Signature (or representative)

Date

JF: SHOW AN ELEVATION FOR THE HEIGHTS OF ADJACENT PROPERTIES.