



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

October 19, 2006

Roberts

**Present:** Acting Chairman Dennis Casey, Commissioners Jake Donoghue and Gordon Roberts

**Guests:** Town Planner Mona Green, Jeff Jochum, Sylvia Hobbs

**Deputy Clerk:** Betsy Donworth

Acting Chairman Casey called the meeting to order.

**Minutes:** Minutes of September 21, 2006 meeting were approved.

#### **Below Grade Garages – Treatment as Basements:**

Planner Green summarized the background of the below grade basement issue: On August 2, 2006 the Board of Adjustment heard a Variance request from new residents Marji and Jeff Jochums. The Jochums, who recently acquired the property at 10405 SE 28<sup>th</sup> St., requested that the Gross Floor Area regulation be relaxed to allow the construction of a below-grade garage. They argued that the garage should be subject to the same Gross Floor Area exclusion that pertains to basements. They suggested that the impact of locating the garage below-grade, with only the garage doors visible, would have the same overall impact as a daylight basement.

The Beaux Arts zoning code currently excludes basement square footage from the maximum allowed Gross Floor Area, depending upon the percentage of basement wall that is located below grade. Garages, however, are to be included in calculating the home's square footage. In evaluating the Jochum's request, Planner Green found that the Variance did not meet the criteria established by the Town, and recommended the Variance be denied. The Board of Adjustment denied the Variance, finding that the Variance criteria had not been met. However, the Board (and the Jochums) suggested that the Zoning code be examined to determine whether below-grade garages should be treated in a similar fashion as basements.

Jeff Jochum reviewed his project with the Commissioners, explaining that the design would maximize the livable space on a non-conforming lot and that

allowing the garage to be treated in the same manner as a basement would reduce the bulk of the home.

Commissioners discussed the possibility of incorporating this change into the zoning code, but limiting the size of the garage door opening to control the size of garage. After d further discussion, it was agreed to continue the discussion at the November meeting when more commissioners would be present .

**Adjourn:** Acting Chairman Chihak adjourned the meeting.

Respectfully submitted,

Betsy Donworth  
Deputy Town Clerk