



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

January 19, 2006

Clemett

Present: Acting Chairman Carol Clemett, Commissioners Karen Scott and Dennis Casey

Guests: Mona Green

Deputy Town Clerk: Betsy Donworth

Acting Chairman Clemett called the meeting to order.

Minutes: Commissioner Casey moved to approve the minutes of the November 17, 2005 meeting. Motion carried unanimously.

Minor Structural Elements in Setbacks: Commissioner Scott reported on the discussion at the December Town Council meeting regarding some of her concerns with the current zoning code as recently amended, particularly that: 1) it does not allow minor intrusions into the setbacks, e.g. eaves, bay windows, and porches, and 2. existing non-conforming structures must seek a variance to remodel even if the plans do not increase the non-conformity. She explained to the Town Council that these two restrictions are very unusual for the area and that she believes they may discourage owners from preserving many of the older homes. As a result of Commissioner Scott's discussion, the Town Council agreed to authorize the Planning Commission to review her suggested changes and determine if such changes would indeed encourage preservation of older homes. The Town council also agreed to direct the Planning Commission to review the issue of allowing minor intrusions into setbacks. Councilmember Wells stated that she feels eaves are important for protecting homes and their foundations and feels our ordinance may be out of the norm by subjecting them (eaves) to our setback requirements.

Commissioner Scott stated that City of Bellevue Codes allow any minor building elements to intrude up to 18" or 20% into the setbacks. She feels that this doesn't compromise the setbacks, and that a home's architecture benefits from this allowance. Commissioner Clemett agreed, stating that often eaves appear shortened on homes in the Village and are not architecturally attractive. Town Planner Mona Green added that allowing minor intrusions in setbacks works in

Bellevue and other jurisdictions. Discussion focused on what elements should be allowed. Commissioner Casey suggested that intrusions be limited to chimneys, bay windows and eaves. Commissioner Scott suggested that front porches should possibly be allowed, in that they add greater interest to a home. Commissioner Clemett suggested the possibility of allowing intrusions (eaves, chimney, front porch, decks) to a home with either a graduated building height or a pitched roof. Planner Green stated that providing allowances for eaves and chimneys would not be a big deal; however, porches and decks present an entirely different issue. After further discussion, the Planning Commission agreed to propose a change to the Town zoning code to allow the intrusion – up to 18” - of eaves and chimneys into property setbacks, adding that it is not the intent of the Planning Commission that setbacks be changed or the enforcement of setbacks relaxed.

It was agreed that Commissioner Casey outline this proposal at the March Town Council meeting.

Adjourn: Acting Chairman Clemett moved to adjourn. Commissioner Scott seconded. Motion carried unanimously.

Respectfully submitted,

Betsy Donworth
Deputy Town Clerk