



MEMORANDUM

TO: Heather Chaffin, Senior Planner
Planning and Development Review Department

FROM: Don Birkner, Assistant Director *DB*
Planning and Development Review Department

DATE: February 10, 2014

RE: **Adams House**
City-initiated Neighborhood Conservation Combining District (NCCD) Amendment

On behalf of the Planning and Development Review Department, I am submitting the above referenced NCCD amendment. This amendment is designed to remedy a situation where a building permit was issued under unclear Code provisions.

The property is currently zoned SF-3-NCCD-NP, and is located in the Hyde Park NCCD and National Register Historic District. It is used for Bed and breakfast (Group 1), and was recently issued building permits for an addition above an existing carport. Prior to the issuance of the building permit, the site had a floor-to-area-ratio (FAR) of 0.49 to 1, exceeding the allowable 0.4 to 1 maximum. During construction Code Compliance was contacted and it was discovered that the building addition increased the degree of non-compliance to 0.578 to 1 FAR.

The Hyde Park NCCD allows modification of site design regulations such as setbacks, parking, and FAR. Therefore, the City is initiating this NCCD amendment to address the FAR and permitting conflict. On behalf of the property owners, the City is requesting a maximum 0.6 to 1 FAR for the property located at 4300 Avenue G. No other changes to the NCCD are proposed.