



**BACKGROUND  
CONTINUED**

The home is a two (2)-bedroom, two (2)-bath brick veneer structure having approximately 1,150 square-feet. There is a separate carport which was built behind the home on a grade of four (4) to five (5) feet higher than the home. The applicant proposes to add a second-floor, with a ramp up from the carport to the home. The upper floor will be approximately 1,500 to 1,600 square-feet, extending out (on support columns) from both the front and rear of the existing home. The applicant is proposing the second level as the main living quarters and is proposing to maintain the lower as a guest quarters or for a caregiver. The lower level will include a kitchenette, and the applicant indicates the carport will be enclosed.

The primary need for the rezoning is to obtain a front-yard setback exception from the Hillcrest Design Overlay District (DOD). Although there is a paved drive separating 4208 Fairview Road from the easterly neighbor at 4206 Fairview Road, the setback requirements for interior lots are being applied rather than those for corner lots. 4206 Fairview Road is set back far from the street and it is also situated further around the curve of Fairview Road. The setback of this home is 31.8 feet at the closest point to the property line and 55.4 feet as the road curves around the house. The home located at 4210 Fairview Road is 24.4 feet. The DOD requires the setback to be calculated for interior lots based on the average of the setbacks for the dwellings on both sides of the home. With the deeper setback of 4206 Fairview Road, the average setback required for this home is 25.29-feet. Upon completion of the renovations, the applicant is proposing a twenty (20)-foot front setback for the home located at 4208 Fairview Road.

The Planning Commission reviewed the proposed PD-R request at its August 9, 2018, meeting and there was one (1) registered objector present. The Hillcrest Residents Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.