



Highland District Council
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Resolution in Support of the Variances for 1288 Juno Ave

WHEREAS the applicant at 1288 Juno is requesting two variances:

- 1) In this zoning and planning district, a sidewall articulation is required for building faces that exceed thirty-five (35) feet in length. Articulation shall be in the form of a structural projection of at least one (1) foot in depth and six (6) feet in length, and must extend from grade to the eave. The existing west sidewall with the addition would be 42' long; the applicant is proposing no sidewall articulation, for a variance of this condition.
- 2) In this zoning and planning district, the maximum building height is 22'; the applicant is proposing a height of 24', for a variance request of 2'.

WHEREAS the Community Development Committee (CDC) of the Highland District Council met with Bruce Hella, the property owner and applicant for the variances requested at 1288 Juno Ave, on July 17th

WHEREAS the intent of the zoning code change for sidewall articulation was to require a physical break in walls over a certain length... intended to prevent the monotonous appearance of long unbroken building facades from streets or adjacent properties, and

WHEREAS, the applicant has shown a change of siding from the first to second floor, two dormers and windows on the proposed wall,

WHEREAS the 2' increase in height is to allow the dormer on the addition to be at the same height as the existing dormer; therefore,

BE IT RESOLVED that the Community Development Committee of the Highland District Council recommends approval of a Sidewall Articulation variance at 1288 Juno Ave because the proposed addition has a dormer and siding changes that is just a different means to that same end; and

BE IT FURTHER RESOLVED that the Community Development Committee of the Highland District Council recommends approval of the height variance to allow the addition to be the same height as the rest of the house.

Approved August 3, 2018

By the Community Development Committee of the Highland District Council

Resolution 2018-14D