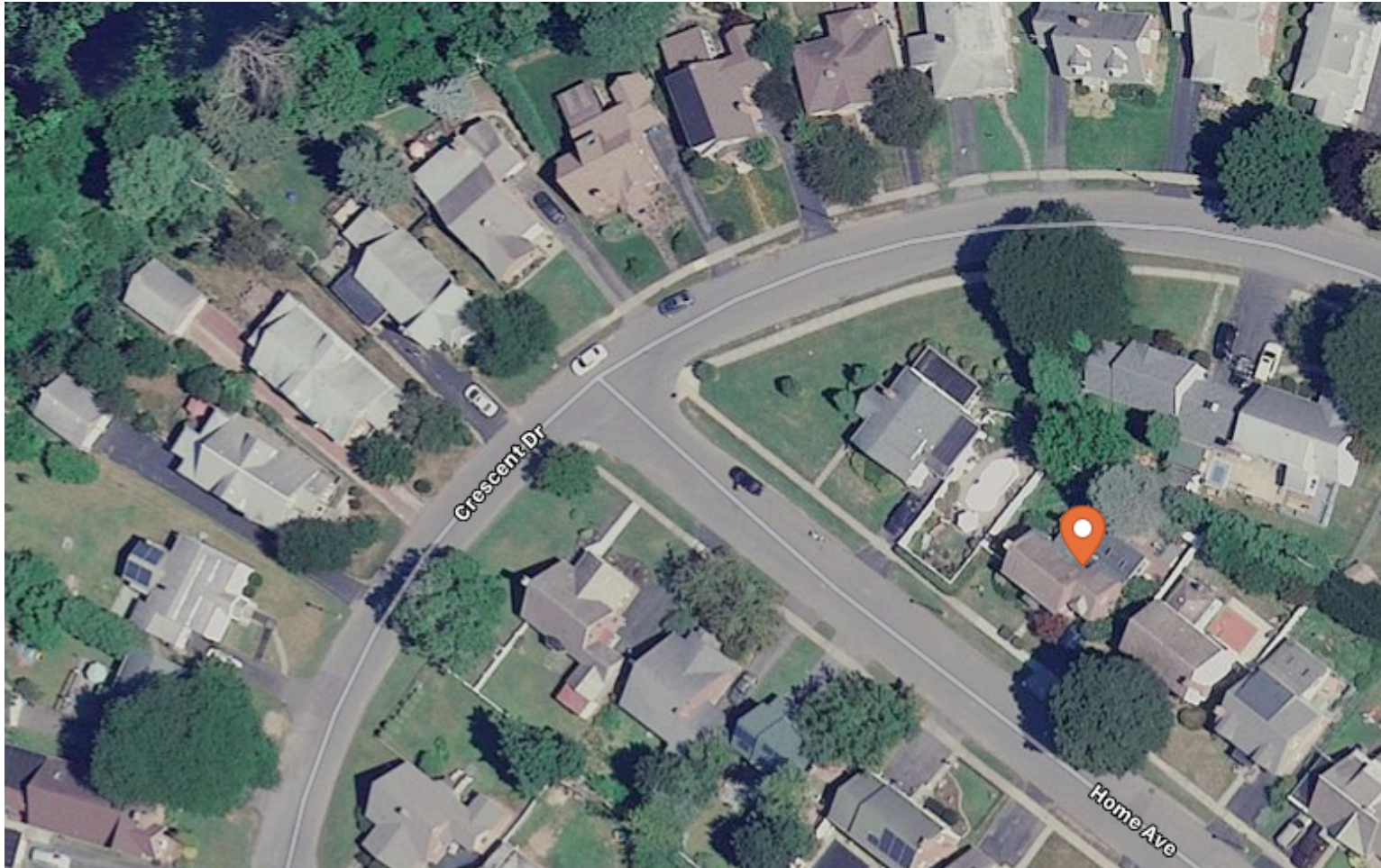


25 Home Ave Narrative

July 2019

Neighborhood Map



Original Proposal

The original proposal was to replace the existing (deteriorating) “porch” with an energy efficient and code compliant enclosed brick entryway.

The existing entrance was deemed to be a “porch” and thus, as required by USDO, must be retained or rebuilt.

Modified Proposal

Following discussions with the planning department, the new proposal was to

1) remove the existing, deteriorating and unsafe “porch”.

Existing: 4'w x 4.5'd platform

6'w x 5'd footprint

2) Then build the 8'w x 6'd enclosed brick entryway

3) Then rebuild an unenclosed porch 8'w x 3'd in consistent style to original and similar size, closer to the lot line – but completely within the setbacks.

What is a Porch?

After several conversations with the planning office the reference for porch is now given as

USDO section 375-4(B)(i)(c)(vii)(G):

Porch is „frontage element type typically with a planted frontage along the applicant’s side of the lot line in which the building facade may be set back from the lot line with an attached porch permitted to encroach forward of the build-to-zone or setback“

The existing entry would be a considered a legal non-conforming porch – because of size.

What is a Porch

It goes on to specify (among other things):

1. Minimum Porch Depth = eight feet
(measured from face of building to inside column face)

The existing entry would be considered a legal non-conforming porch (smaller 8' deep.)

What is a Stoop?

But this stoop definition from USDO section 375-4(B)(i)(c)(vii)(D) seems be more applicable:

A stoop is “a frontage element where the building façade is aligned close to the lot line with the first story elevated from the sidewalk sufficiently to secure the privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor use”.

What is Stoop

It goes on to specify other features such as:

1. Minimum Stoop Depth = four feet
2. Minimum Stoop Length = four feet
7. Stoops shall be covered, either with a roof, or area inset into the main body of the building.
8. Partial walls and railings on stoops may be no higher than 42 inches.

The existing entryway could then be considered a legal conforming stoop.

Porch vs Stoop

Porch and stoop are both approved for residential neighborhoods.

The stoop definition seems appropriate for the existing entryway, in particular, because it's so small. 23 and 25 Home Ave have the smallest "porches" on the street.

An enclosed entryway (often brick) is the predominant entrance type on this street (16 of 28). It seems to fit the porch definition

Porch vs Stoop

If the existing structure is a stoop – it can then be upgraded to a fully-conforming porch and be consistent with the neighborhood.

It is the existing 18sq. ft. “porch” that is NOT consistent with the neighborhood

Observations

The USDO requirement that all porches must be preserved seems to be overly broad:

It does not take into account the age, condition or size of the original

It does not seem to make allowance for hardship – when the existing structure is inferior to the rest of the neighborhood

But a Stoop designation provides relief

Substantiality

One of the most significant issues for replacing the existing “porch” with the proposed porch appears to be the size of the variance.

The new enclosed porch is adding 48 sq.ft of area. But this number really only appears large by comparison to the existing 18 sq. ft which is SO small.

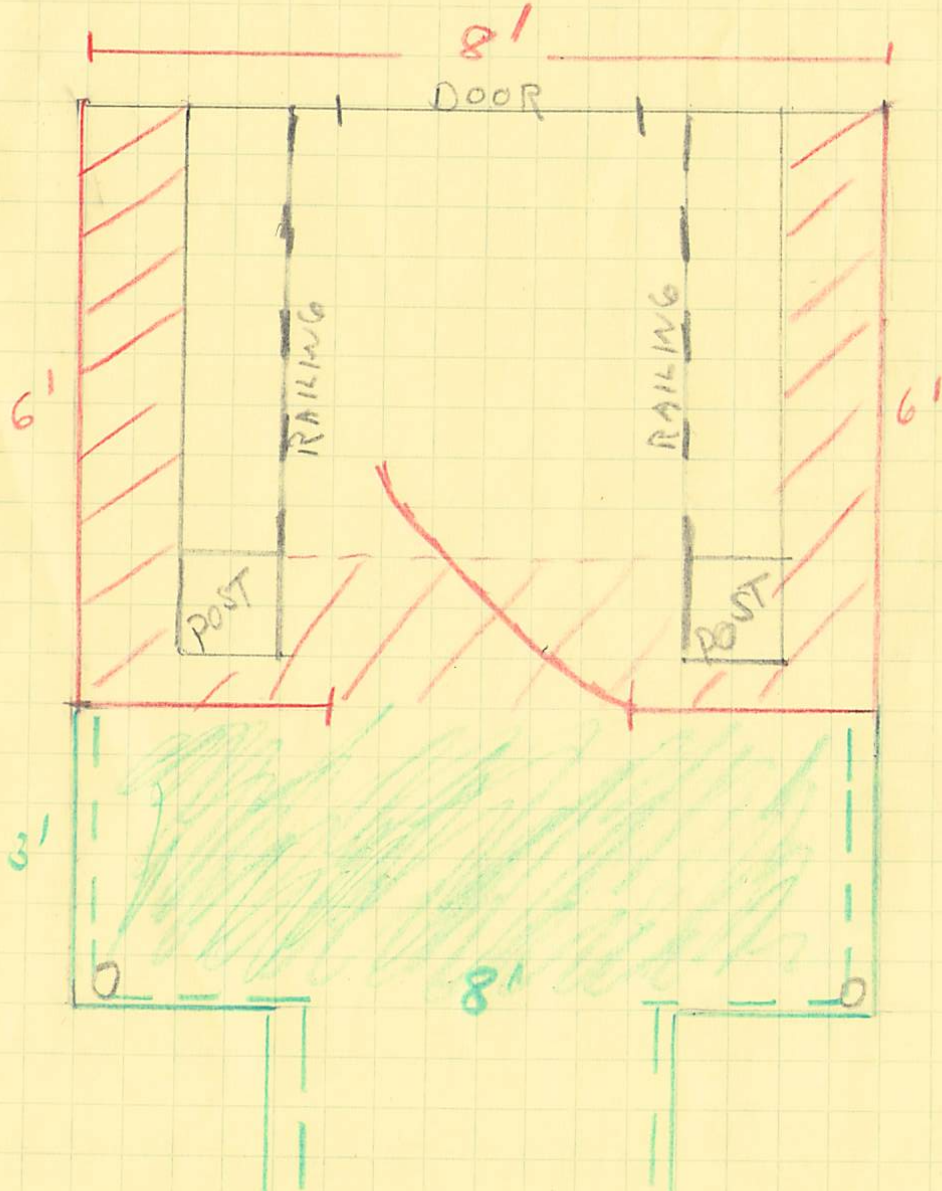
It is the existing 18 sq. ft. “porch” that is NOT consistent with the neighborhood.

Substantiality

The footprint of the proposed enclosed porch is just 1 foot larger on 3 sides than the existing footprint.

The unenclosed porch has a similar area to the original – but is shallower than the previous and placed in front of the enclosed porch – but completely within the setbacks.

25 HOME AVE
OVERVIEW



EXISTING UNENCLOSED

4' W x 4.5' D

6' W x 5' D FOOT

ENCLOSED ENTRYWAY
NEW

8' W x 6' D

UNENCLOSED
REPLACEMENT

8' W x 3' D

Enclose Porch Example
39 Crescent Drive



Enclosed Porch Example
41 Crescent Drive



Enclosed + Open Porch Example
45 Crescent Drive.



Enclosed Porch + Open Porch Example
51 Crescent Drive.



2-Story Neighbors

23 Home Ave



2 Story Neighbor
26 Home Ave
internal entrance



2-Story Neighbor
28 Home Ave
8'w porch



24 Home Ave 8'w porch



Existing "Porch" No Flashing



Shingles abut (no flashing) with brick front

Existing “Porch” Supports separating from steps



Existing “Porch” Shingles



Existing "Porch" Platform



3 sides cracks between outer brick frame and inner stones