

City of Albany
Planning and Zoning Commission
Staff Report

Meeting Date: June 24, 2008
(Continued from May 27, 2008) **Prepared by:** _____

Agenda Item: 6d **Reviewed by:** _____

Subject: 1020 Curtis. Planning Application 07-042. Review for compliance with Conditions of Approval.

**Applicant/
Owner:** Stephen Stewart and Michelle Khazai

Recommendation

Provide direction to staff on final Planning Division sign-off prior to occupancy.

Background

The subject property is a 3500sq.ft. lot with a 1675sq.ft., split-level home. The applicant received Design Review approval on June 26, 2007 for construction of a 499 sq. ft., two-story addition to the rear of the home.

Discussion

The project as approved included the standard condition of approval requiring 2" recess on exterior windows. The approved plans also included a carriage-style roll-up garage door and specific location of windows on the sides of the home.

During construction, the City Building Inspector pointed out to the owner a concern whether the windows would comply with the conditions of approval. The owner and City staff respectfully disagree whether verbal permission was granted to install windows without the recess.

It is not uncommon for changes in window sizes, types, and locations to be made during construction. Staff deals with these situations on a case-by-case basis, and considers the reason for the change, the degree of change, location and impact on the public realm and neighboring properties, and the cost of modifying the construction. In this case, as the result of the public notice for this agenda item, a neighbor has reported a privacy concern regarding the location of the second floor window on the north elevation (discussed at the June 26, 2007 meeting (see the attached minutes)). In addition, staff is concerned about the appearance of the front living room window and the garage door.

Other changes in the project include moving the accent tiles from the second story parapet to the front parapet. The relocation of the tiles will be more visible from the street, and overall appears to be an appropriate change.

Conclusion

At this stage, the project is ready for final inspection and occupancy. The purpose of placing this on the Commission agenda is both for guidance on the windows and garage door on this specific project, and general feedback on staff's reluctance to grant final approvals for changes of this nature.

Attachments

1. June 26, 2007 Staff Report
2. Minutes of June 26, 2007 meeting
3. Approved plans
4. Correspondence from neighbors