

Memo

To: Chair McDermott and Members of the Design Review Committee

From: Chad Ortlieb, Principal Planner

Date: November 1, 2023

Re: Item 4.1 – A request for an addition and to extend the roofline at the rear of an existing historic residence, 230 E. Palmyra Avenue (Design Review No. 5116-23)
Item 4.2 – A request to construct a second story balcony deck at the rear of an existing duplex, 413/415 S. Center Street (Design Review No. 5115.023)

Item 4.1 - Staff is providing the DRC with a photo appendix that provides detail photographs of the conditions of the shed for the DRC's review and assessment of the structural integrity. Also, staff is providing a site plan with dimensions of the rear yard.

Item 4.2 - In addition, staff is providing the DRC with a current aerial image of the postwar development duplex units surrounding 413/415 S. Center Street.

Attachment:

1. 230 E. Palmyra Shed Conditions Photo Appendix
2. 230 E. Palmyra Rear Site Dimensions
3. Aerial View of 413-415 S. Center Street

Additional Photos Appendix

230 E. Palmyra Avenue

Design Review No. 5116-23

Please note: These photographs are detailed photos to provide additional context in addition to the general shots of the shed in Attachment 10 of the staff report.























































No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

SITE SUMMARY

ASSESSOR PARCEL NUMBER: 390-402-22
GENERAL PLAN: LDR, LOW DENSITY RES. 2.1 - 6.0 DU/AC
ZONING: R-1-6, SINGLE FAMILY RES. 6,000 SF
OLD TOWNE HISTORIC DISTRICT
LOT SIZE: 50' X 120' = 6,000 SF
RESIDENCE: R-3 = 1,195 SF
GARAGE (16.5'x20'): U = 330 SF
SHED (10'x16'): U = 160 SF
EXISTING LANDSCAPE AREA: 1,900 SF

KEYNOTES

- PROPERTY LINE
- EXISTING CONCRETE DRIVEWAY
- COVERED PORCH AREA
- BACK OF SIDEWALK / PROPERTY LINE
- EXISTING CURB
- GREY AREA REPRESENTS AREA OF ADDITION
- EXISTING SHED TO BE DEMOLISHED
- EXISTING PERGOLA TO REMAIN
- EXISTING HARDSCAPE TO REMAIN
- EXISTING BUILDING TO REMAIN

LEGEND

- EXISTING WALL TO REMAIN IN PLACE
- EXISTING WALL TO BE DEMOLISHED
- NEW 2X4 WALL
- NEW 2X6 WALL
- ADDITION

DEMO NOTES

- VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
- EXISTING SOUTHERN WINDOW IN PRIMARY BEDROOM TO BE SAVED AND RELOCATED TO WEST WALL IN SAME ROOM.
- EXISTING SOUTHERN WINDOW IN KITCHEN TO BE SAVED AND RELOCATED TO EAST WALL IN KITCHEN ADDITION.
- EXISTING WATER HEATER ENCLOSURE TO BE DEMOLISHED. NEW TANK LESS WATER HEATER TO BE INSTALLED.
- EXISTING SHED TO BE DEMOLISHED.

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

2

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

1

