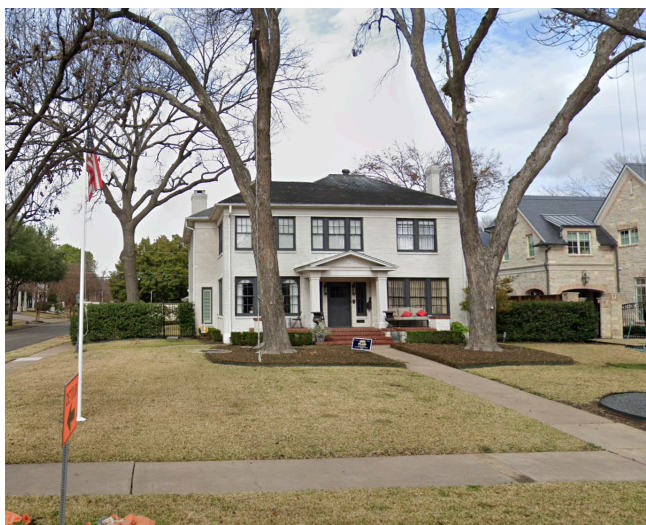




ELLEN GRASSO & Sons
General Contractors

3928 University Blvd

Board of Adjustments Submittal
10/15/20





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Board of Adjustments Submission

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Property Address: 3928 University
Owners: Jim and Suzanne Duda
General Contractor: Ellen Grasso & Sons

Jim and Suzanne Duda hired Ellen Grasso and Sons to remodel their home and build an addition including a new detached garage and porte-cochere. In March of 2020, the City of University Park Planning and Right of Way Departments each approved building plans for this project and construction commenced shortly thereafter. Subsequent inspections for formboard location, piers, grade beam, slab foundation and framing were also approved.

Six months into construction with the building more than 70% complete, a stop work order was placed on a portion of the project. The building inspector determined that he had made a mistake on the initial plan review and the detached building, according to his interpretation of the plan, is now encroaching. While the structure appears to be in compliance for a front-facing porte-cochere (see Figure 7-10 below), the code defines porte-cochere as a structure connected to the main house on the front half of the property. In this case, the porte-cochere is connected to a detached building on the back half of the property making it an accessory building and considered part of the garage or a carport. The appropriate setback for this building would be 10' from the side street and 20' from the alley. The house is situated on a corner lot and the location of the driveway and the drive-through access to the alley is unchanged from prior uses.

The foundation is a post-tension slab on piers which cannot be cut without compromising the entire foundation. Further, the setback would eliminate a covered parking space, require a complete redesign of the building, and disrupt the approved right-of-way access to the alley this property enjoyed before. The property owners are requesting a variance to allow this structure to remain as built. The City of University Park staff are supportive of this application.

Following attachments in this application include:

1. Timeline of events
2. Letter from Pat Baugh
3. Analysis of the detached accessory structure provided by staff
4. Figures 7-9 and 7-10 from the City Code
5. Copy of the stamped approved plans
6. Before and current photos of the subject property
7. Conceptual renderings to show what the property might look like once landscaping has been finished.

Timeline of Events

- 1/24/20 - ROW plan submitted for review
- 1/24/20 - Plan submitted for review
- 2/14/20 - Inspector Dwayne Vest emails and lists several things on the plans which need to be changed
- 2/20/20 - Dwayne emails and finds 2 things to change
- 2/24/20 - Dwayne emails and finds errors with plate heights
- 2/24/20 - Architect Mark Berry met with Dwayne about plate heights
- 3/3/20 - Dwayne emails concerning ridge heights
- 3/4/20 - Mark met with planner Jessica Rees to discuss any zoning issue and ridge heights
- 3/7/20 - Mark met with Jessica a second time to confirm compliance specifically with this porte-cochere which was okayed by Jessica.
- 3/12/20 - Dwayne emailed saying he has reviewed and says changes to plans look good.
- 3/23/20 - ROW Plan approved by ROW department
- 3/24/20 - Remodel permit approved - Dwayne
- 4/16/20 - Formboard inspection passed – Inspector Jennifer Deaver
- 4/17/20 - Pier Inspection passed - Jennifer
- 4/21/20 - Grade beam passed – Inspector Keith Meyers
- 5/11/20 - Slab/foundation passed - Keith
- 9/21/20 - Framing Inspection passed - Keith
- 9/28/20 - Stop work order posted - Dwayne, during insulation inspection. Red tagged so we would stop work, but insulation is otherwise fine.