

C.W.B. ARCHITECT

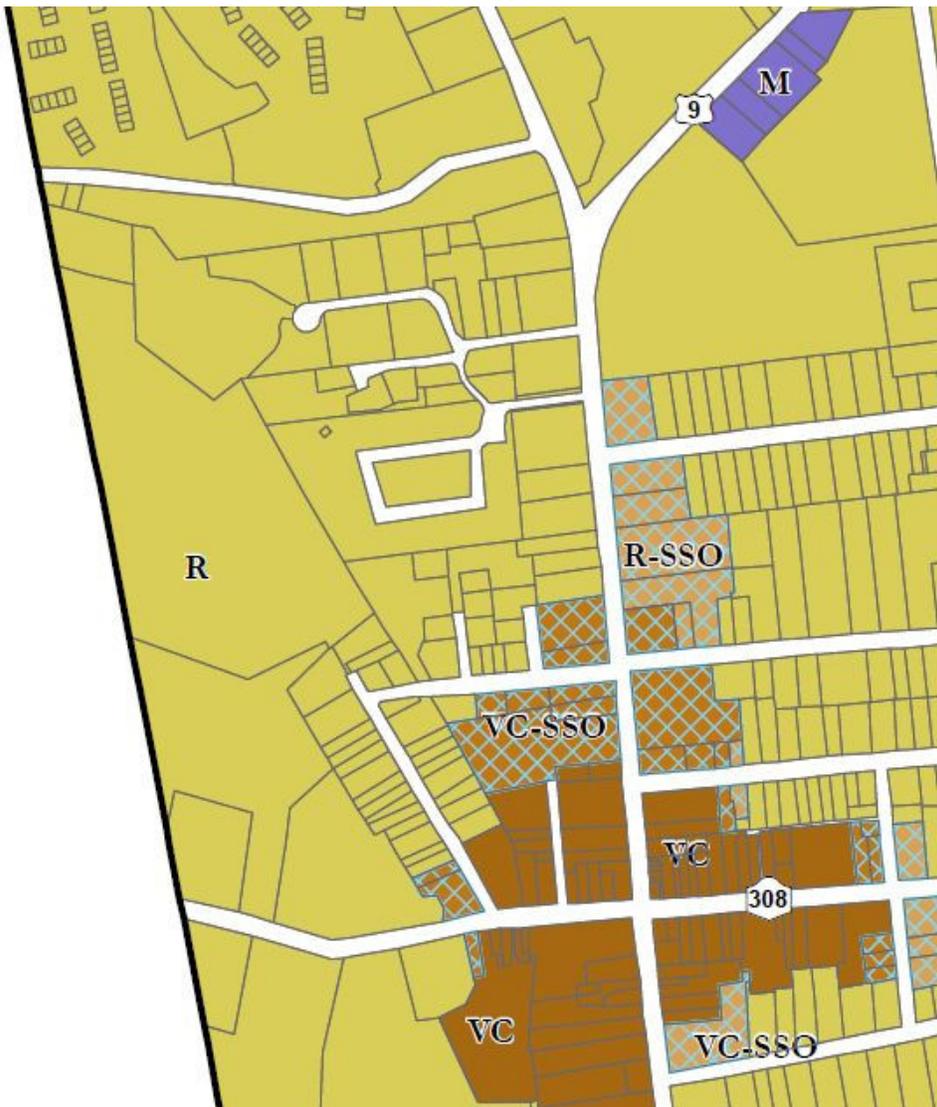


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Governale Carriage House Proposal
16 Oak Street
Village of Rhinebeck
Planning and Zoning application

Zone: R, Residential Lot = .3 acres = 14,500 SF



Narrative:

The current property is one of the largest (.3 acres) and oldest (c1844) on Oak Street. It currently has a petite Carpenter Gothic (1008SF gross total area, 878SF Footprint) 1 1/2 story wood frame house used as a single family residence and a detached single story wood frame garage/shed (496SF). Current lot coverage with buildings = 9.5%



Our proposal is to demolish the existing garage/shed and in approximately the same location (back SW corner) construct a two story ‘Carriage House’ style wood frame accessory structure. We feel the massing, details, and materials of our design have been well thought-out and are architecturally appropriate and compatible for the site and the character of the neighborhood.

This new accessory structure would be used as a garage on the first floor and an accessory dwelling on the second floor (with the apartment entry and an accessible bedroom & bathroom on the first floor as well) Proposed new lot coverage = 12% (still well below 30% allowable in this zoning district.)

Our proposed new accessory dwelling unit consists of approximately 750SF habitable floor area- which includes the square footage of the living, dining, kitchen, bathrooms and bedrooms. Not included in this “habitable” floor area calculation is the wall thickness, mechanical, storage, and hallway/stair areas. Outside of the area for the accessory dwelling unit, are the spaces for a garage (approx.500SF) and a ground level entry and interior apartment access stair (approx. 115SF). While these elements increase the footprint and square footage, we believe they contribute to the overall village appropriate “Carriage House” building design. This helps the new structure be compatible with the neighborhood character and general planning provisions and principles by concealing the cars in a garage with the carriage house style doors, and by hiding the apartment access stair (as opposed to using an exterior stair, which can be unsightly). But these items create an accessory structure that while not too large for the site acreage, is proportionally larger than the petite existing primary structure. We have implemented many design tactics to minimize the appearance of the

accessory structure so it appears less prominent, and we look forward to going over them with you.

- An accessory dwelling unit is allowed by special permit in this zoning district. This accessory dwelling will be owner occupied.
- All parking required (3 spaces total) have been accommodated in the site plan in a well thought-out manner as per good planning principles (ie. all car or garage parking spots are recessed from the front plane of the principal structure, even though our existing primary structure is recessed MUCH further than the neighboring buildings. (+50' from side walk vs. as little as <1' from street/sidewalk property line at 12 or 14 Oak St. neighbors)
- The floor area for an accessory dwelling unit is limited to greater than 400SF, but less than 750SF (our proposed is 750SF) The other limiting factor is stated to be that the accessory dwelling unit may not have floor area greater than 25% of the primary unit, but because of the extremely small size of the primary structure, this is almost impossible. (252SF would be our max. allowable under that formula)
- The footprint of "all" accessory structures is stated to not exceed 75% of the primary structure footprint. Again, this guideline would be impossible (658SF would be max allowable) to meet because of the small primary structure and our desire to have a Carriage House style building that fits cars, as well as an accessible first floor bedroom and bathroom for the apartment.
- Allowable Accessory Structure maximum height to be 26' in Residential Zone ✓
- From the ZBA we request a side yard setback of 5, placing the new structure in approx. the same relationship/distance to the property line as the current garage/shed building. This placement will allow a car to drive into the rightside garage space more comfortably.

The Numbers:

Required: 10' side and rear with 7' permitted encroachment for decks
(or is it 5' for accessory structures? In which case we don't need a side yard variance?)

Proposed: 5' side yard setback on south property line

Allowable uses includes Accessory Dwelling Unit – by special permit (120-6)

Max. floor area of accessory dwelling unit = 750SF floor area or 25% of primary unit
Max height of accessory structure in residential zone to be 26'

Off Street Parking requirement (120-16)

- 1 space (min 9'x18') for Accessory Dwelling unit
- 2 spaces for single family residential

Proposed: 3 parking spaces (2 in garage, 1 in driveway) all are recessed from front plane
And not at all dominant in relation to the primary structure