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By elyn at 1:46 pm, Jul 31, 2023

ARC: 23-114
354 Chilean Avenue
Villa A

Letter of Intent

Project narrative:

Applicant seeks post-completion permit for

- Replacement garden gate

Justification:

The former garden gate was broken and its color/design incongruent with the Island House aesthetics. .

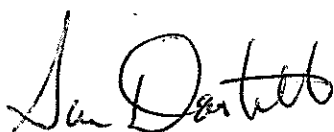
Site History:

Several contractors, including the private permit contractor confirmed that all necessary permits were opened and closed upon completion. A year later, notified that a permit is required and acknowledging my responsibility to correct this oversight, I submit the accompanying application.

The board of directors of the Island House approved the improvements, and determined the color, height and materials for the garden gate.

Thank you for your kind consideration.

Regards,



Sam Dashiell
Owner

354 Chilean Ave., Villa A Gate Permit Application
Sec. 18-205. - Criteria for building permit.

(a)

The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1)

The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

The replacement gate was custom made to conform with the specifications required by the Island House Board of Administration. It provides more privacy and mitigates noise both to and from neighbors. It is of high quality and is considerably more aligned with the property's trim colors than the previous see-thru green gate.

(2)

The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable. n/a

(3)

The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

The gate is a significant improvement to pre-existing aesthetics, complements the reminding property and compares quite favorably to other gates located along Chilean.

(4)

The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

I cannot imagine that the gate is inconsistent with any aspect of (4).

(5)

The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

Apparently visibly identical front or side elevations;

The gate is complementary but not identical to any neighboring gates.

b.

Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or

Again, the gate is complementary but not identical to any neighboring gates.

c.

Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

The gate is complementary but not identical to any neighboring gates.

(6)

The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a.

Height of building or height of roof. n/a

b.

Other significant design features including, but not limited to, materials or quality of architectural design.

There are other arched gates on Chilean and some made from similar materials.

c.

Architectural compatibility.

d.

Arrangement of the components of the structure.

The height and shape seek to complement the existing aperture and flanking finials.

e.

Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.

The gate sits back approximately 42 feet from the street with appropriate scale.

f.

Diversity of design that is complimentary with size and massing of adjacent properties.

The gate is complementary but not identical to any neighboring gates.

g.

Design features that will avoid the appearance of mass through improper proportions.

The arched top seeks to provide the desired privacy and yet not be as overbearing as a similarly tall rectangular gate.

h.

Design elements that protect the privacy of neighboring property.

Providing privacy was a primary concern in the gate's design.

(7)

The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

The gate has appropriate proportions.

(8)

The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys). Yes

(9)

The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. **Yes**

(10)

The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features. **Yes**