

SHEET OF	DRAWING NUMBER	 <p>neil richardson ARCHITECT AIA - LEED AP</p>	ADDRESS 23476 Woods Creek Rd. Philomath, OR 97370 <hr/> PHONE 541.602.9041 <hr/> WEBSITE NeilRichardsonArchitect.com
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Jared Voice
Senior Planner
City of Corvallis

June 3, 2016



RE: 3255 NW Fillmore Ave (LDO 16-00003)

REF: Your letter of May 27, 2016

Application Fee- \$1204 will be paid with this response

Application Materials

1) Review Criteria-

a. Please see response under 3 and 4

b. The reduced rear yard setback will allow the new garage extension façade to be in the same plane as the existing garage which will make for a much more pleasing look of the house and garage to the street. If the rear yard setback is not approved then the new garage extension will need to be moved forward 10' which will result in a very odd looking façade and a street view that will be quite jarring.

2) Please see attached plan and elevations Sheet A2

3) Lot coverage/green area-**Lot coverage allowed 3549.5 sq. ft.** – existing house 1351 sq. ft, existing garage 325 sq. ft, new garage 554 sq.ft, Total structure 2230 sq.ft. Concrete 1156 sq. ft. **Total impervious area 3386 sq.ft.** Note 356 sq ft of concrete walkway to be removed at rear. See Sheet A1

4) University Neighborhood Overlay-**Allowable square footage 2130 sq ft** House 2702 sq ft, existing garage 325 sq ft, new garage 554 sq ft Total 3581 sq ft Exclusions –basement 1351 sq ft (UNO Section 3.34.50 (b) 3, garage -240 sq ft (UNO Section 3.34.50 (c) 1 **Total square footage 1990**

5) Driveway maneuvering – Please see Sheet A1 and A2 –There is ample hard surface access to the garage door of the new structure.

Neil Richardson, Project Architect