

Agenda Supplement

January 8, 2025
HDC Meeting

Applicant/Staff Provided Information

3. 2020 Charlotte Dr (PID 12111102)

[HDCRMI-2024-01014](#)

Dilworth

Paul Garafola, Applicant

8. 922 East Blvd (PID 12108108)

[HDCCMAA-2024-00667](#)

Dilworth

Angie Lauer, Applicant

10. 407 East Bv (PID 12308305)

[HDCCMA-2024-00803](#)

Dilworth

Emma Hale, Applicant

3. 2020 Charlotte Dr (PID 12111102)

HDCRMI-2024-01014

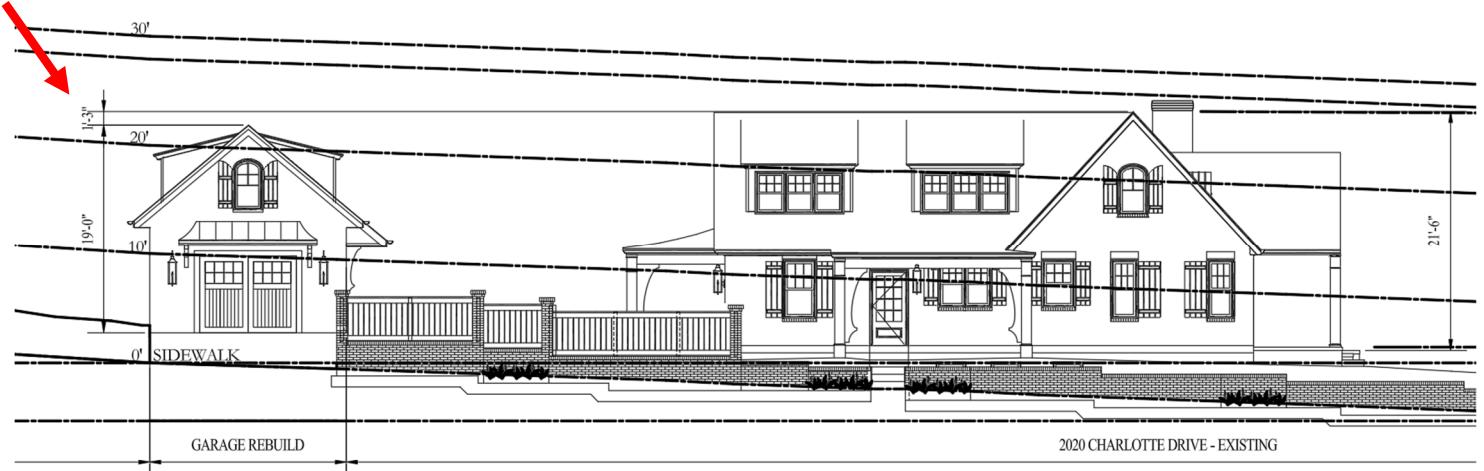
Dilworth

Paul Garafola, Applicant

Owner Response to Staff Comments: 01/06/2024 in RED

- Accessory structure proposed height as measured from existing slab to ridge is approximately 19'-0". The height of the main house is approximately 20.9' at the right front corner and 21.5' at the front left corner. A property cross-section is provided on Sheet A3, but does not note final, as-built height difference between proposed accessory structure and main house.

HEIGHT DIFFERENCE ADDED, 1'-3" LOWER



- Window manufacturer and materials is not specified.

JELDWEN, TO MATCH EXISTING APPROVED WINDOWS ON MAIN HOUSE

- The man door on the right elevation is proposed to be fiber glass.

OWNER TO CHANGE TO PAINTED WOOD (BLACK) TO MATCH MAIN HOUSE SEE ATTACHED

- Material of garage door not provided.

OWNER TO CHANGE TO PAINTED WOOD (BLACK) SEE ATTACHED

Staff Recommendation:

- Provide as-built height difference between the main house and the accessory structure on the section drawing (Sheet A3). As-built, the new accessory structure should be visibly 1'-0" shorter than the main house in elevation.

SEE ABOVE, 1'-3" SHOWN

- Dormer roofs should tie in 6" below the main ridge.

ELEVATION CHANGED, SEE BELOW

d. Windows and Doors:

- First level windows should be added to the right and rear elevations.

PLEASE SEE SITE PLAN. THESE ELEVATIONS ARE ON A PROPERTY LINE DIRECTLY ADJACENT TO AN EXISTING FENCE. OWNER REQUEST TO OMIT WINDOWS. THIS IS A GARAGE.

- The proposed full height brackets flanking the man-door on the right elevation are too large proportionally for the space.

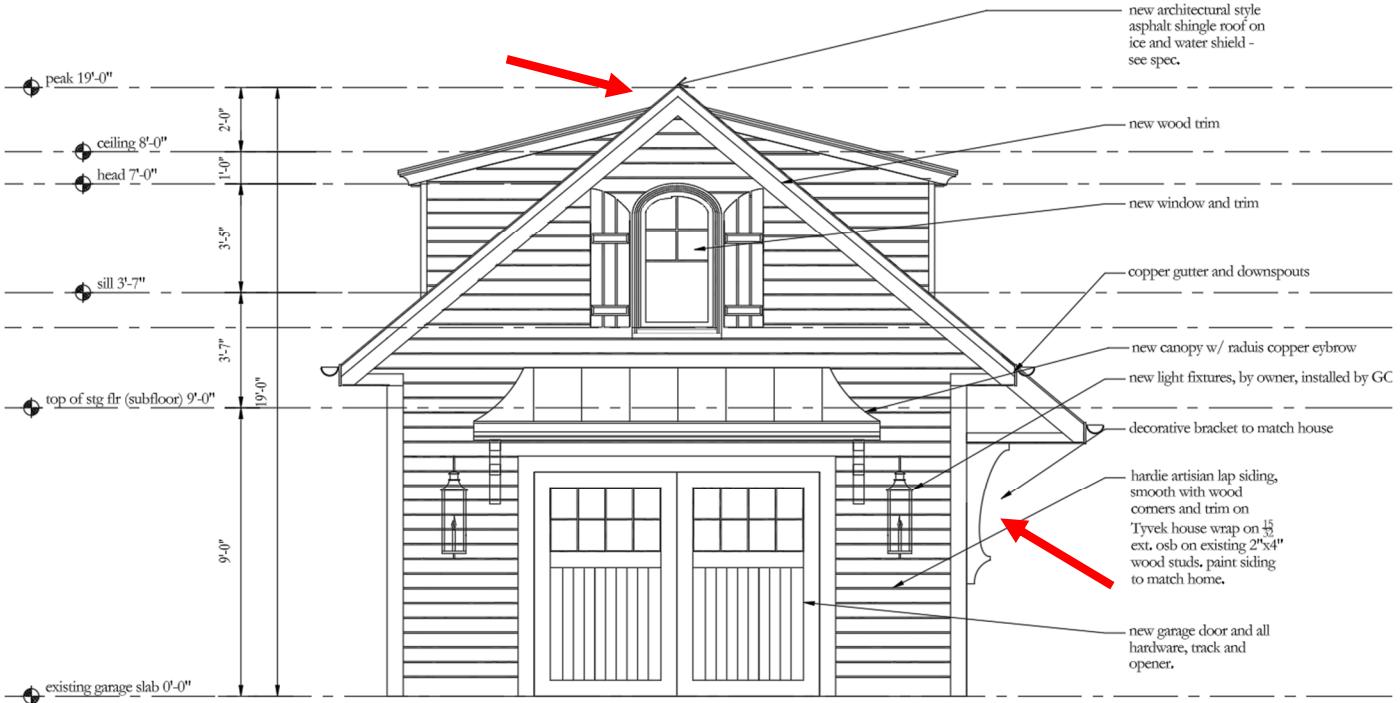
DECORATIVE BRACKETS TO BE REDUCED IN SCALE TO COMPLEMENT EXISTING APPROVED DETAIL ON MAIN HOUSE.

- New garage door and the man door on the right elevation shall be wood.

SEE ATTACHED FOR CHANGE

- Provide window and door specifications that meet HDC Standards.

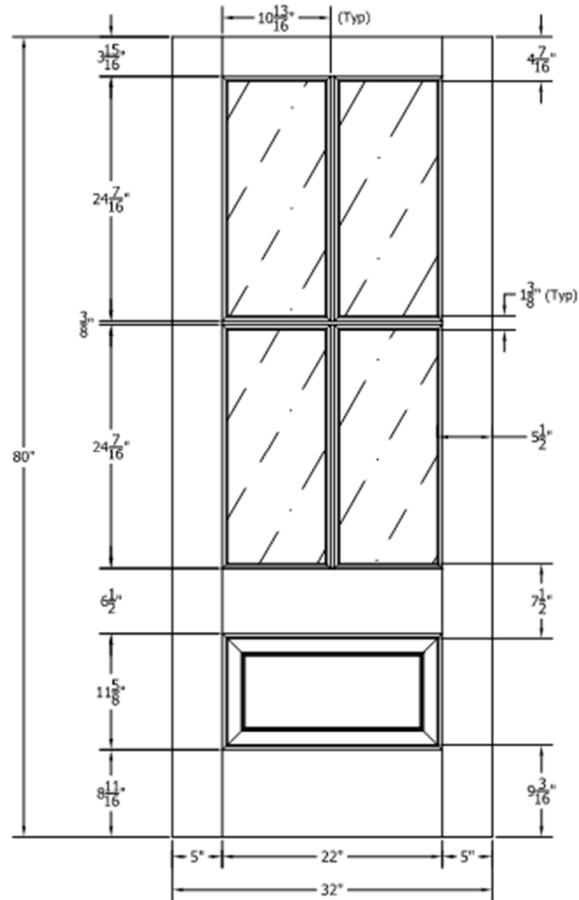
SEE ATTACHED FOR CHANGE



WOOD GARAGE DOOR



WOOD ENTRY DOOR



Boston - Craftsman Style Custom Wood Garage Door

by Lux Garage Doors



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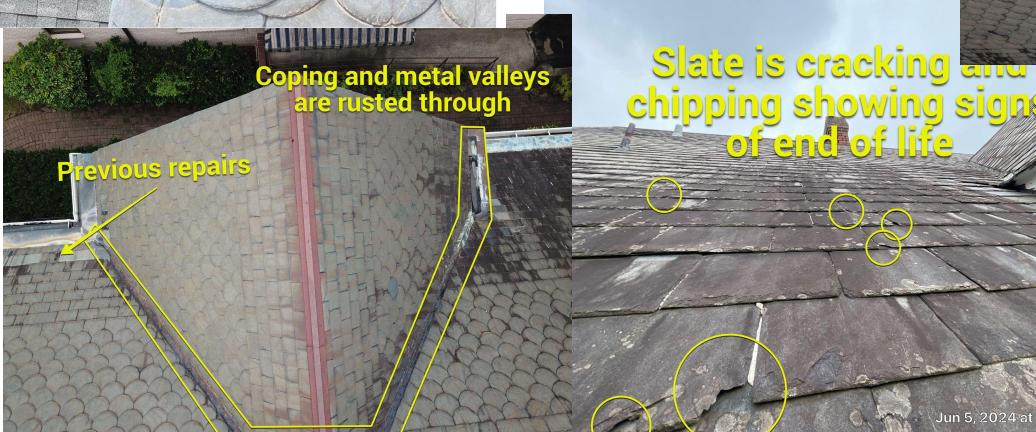


Chimney Flashing Failing/Separating – Rusted Fasteners & Metal

Active Leak



Severe degradation and voids on chimneys



LEAKS SHOWCASING ON SECOND STORY



LEAKS SHOWCASING ON FIRST STORY

