

Christina Moon

From: Patricia J. McGuire
Sent: Thursday, November 21, 2013 10:54 AM
To: Patricia J. McGuire
Subject: FW: Building Setback Amendment

Patricia J. McGuire, AICP, CZO, CFM

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From: Daniel Amoni [mailto:dadodesign@gmail.com]
Sent: Monday, February 28, 2011 12:17 PM
To: Mark Chilton; Jacquelyn Gist; brounsj@mindspring.com; lydia@lydialavelle.com; Sammy Slade; havenod@gmail.com; alderdan@gmail.com
Cc: haggerty; Patricia J. McGuire; James Carnahan
Subject: Building Setback Amendment

Dear Aldermen,

Recently I have learned that the Land Use Ordinance 15-184 (Building Setback Requirement) includes building overhangs as part of a building to which the setbacks are applied. Including overhangs in the setback requirements sometimes forces a designer, builder, or homeowner to choose between having overhangs and having more square footage. This choice has led to some developments being built without overhangs (e.g. The Legends). In discussing this issue with Jack Haggerty, we have found that there are many environmental, economic, and aesthetic reasons for encouraging the existence of overhangs. Furthermore, surveyors typically show only the building "footprint" on a plat. This can lead to placement of the proposed structure on the the setback line, which is allowed, only to discover later, during construction, that the overhangs will be in the setback, and hence non-conforming. An alteration to the ordinance would eliminate confusion and disappointment.

We have failed to find any reasons to maintain the status quo in this regard. Therefore, we request that the Board of Aldermen propose that LUO 15-184 be amended to exclude overhangs (up to 3 feet) from the setback requirements. Chapel Hill, Durham, and Hillsborough also exclude overhangs from their setback requirements and we believe the change can be effected fairly easily.

Some benefits of building overhangs:

- 1) Passive cooling (shades summer sun);
- 2) Help divert water away from foundation;
- 3) Help keep siding dry and water from entering building envelope at window penetrations;
- 4) Consistent with vernacular housing style in Carrboro;
- 5) Provide shelter for bicycles, gardening tools, etc..

With appreciation,
Daniel Amoni

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dadowood.com

Every time I see an adult on a bicycle, I no longer despair for the future of the human race. -- H. G. Wells