

DRB26-1169 – 2444 Prairie Avenue

DRB - Planning Review • Garavito Alejandro • Completed : 04/30/2026

1.a. LOI: Under background and basis of variance request, the numbers shown on this paragraph are not coordinating with the as-built survey, site plan and zoning data information. The as-built or proposed sum of the side yards is 16.1 FT, the required sum of the side yards is 16.25 FT. $16.25 \text{ FT} - 16.1 \text{ FT} = 0.15 \text{ FT}$ which is the variance request. $0.15 \text{ FT} = 1 \frac{13}{16}"$. Revise. The Previously DRB approved plans were not in compliance with the sum of the side yards, but this was resolved under building permit review (BR2307664) that shows the correct setbacks and sum or side yards. It seems that the house was moved to the south during construction process. The deviation occurred on both north and the south sides per building permit plans and is only $1 \frac{13}{16}"$.

Revised. The LOI has been updated to reflect the correct as-built sum-of-the-side-yards of 16.1 feet, the required 16.25 feet, and the variance request of 0.15 feet ($1 \frac{13}{16}"$). The LOI clarifies that the previously DRB-approved plans were corrected during building permit review under BR2307664, and that the bilateral deviation resulted from the structure shifting to the south during construction.

1.b. Swimming pool setback variance: The plans show a required variance for the pool, please verify and provide a dimension on the survey and site plan from the water edge to the south property line not from the coping. It seems that the pool will be OK but this needs verification. If a variance is required, the request shall be stated on the LOI as a separate variance. Revise/Clarify.

The survey and site plan have been revised to provide the dimension from the water edge to the south property line. Based on this measurement, the pool complies with the applicable setback requirement and no variance is required.

1.c. LOI: The steps shown on the required front yard are exceeding the maximum width of 44". See code section (7.2.2.3.b.12.N.XI). This will require a separate variance and the request shall be stated on the LOI. Revise/Clarify.

Revised. A separate variance request for the front yard steps width under Section 7.2.2.3.b.12.N.XI has been added to the LOI. The steps were designed, approved by the DRB under Order No. DRB21-0760, and constructed in strict conformance with the permitted plans.

1.d. Provide a Cover Page. Cover page provided.

1.e. Provide Images of existing conditions (current construction stage) maximum 6 images per page. Locate the images before A-2.

Images of existing conditions provided. Located before Sheet A-2.

1.f. Provide previously approved DRB Recorded order.

DRB Order No. DRB21-0760 included in the submittal package.

1.g. Provide Signed checklist. Checklist not provided to applicants.

1.h. Provide the building permit plans BR2307664, only pages A-2 and A-4 and locate them after each DRB corresponding page. Provide a large red font text: "Previously approved under Building Permit BR2307664" on each page.

Building permit plan pages A-2 and A-4 from BR2307664 included after the corresponding DRB plan pages. Each page is labeled "Previously Approved Under Building Permit BR2307664" in red.

1.i. The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1. Provide subtitles, number questions as presented in the code a to s.

Revised. The LOI now includes responses to all design review criteria under Section 2.5.3.1, lettered (a) through (t) as presented in the Code.

1.j. Plans should be formatted to 11x17 size. Please print one set and revise the text, dimensions, and scales (or graphic scales) for better legibility.

Plans have been reformatted to 11x17. Text, dimensions, and graphic scales revised for legibility.

2.a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

"Final Submittal" and File No. DRB26-1169 added to the front cover.

2.b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Final submittal drawings are dated, signed, and sealed.

2.c. Site plan A-4: provide the steps width dimensions located on the required front yard, highlight the widest dimension, they exceed the maximum width of 44". Label this variance on this plan.

Walkway width dimensions as-built and designed and approved under DRB21-0760, measuring 13'4" as shown on BR2307664.