

## **Attachment 6**

### **CDDP23-03024 Staff Presentation**



# Anson Way Development Plan Permit Appeal

County File: CDDP23-03024

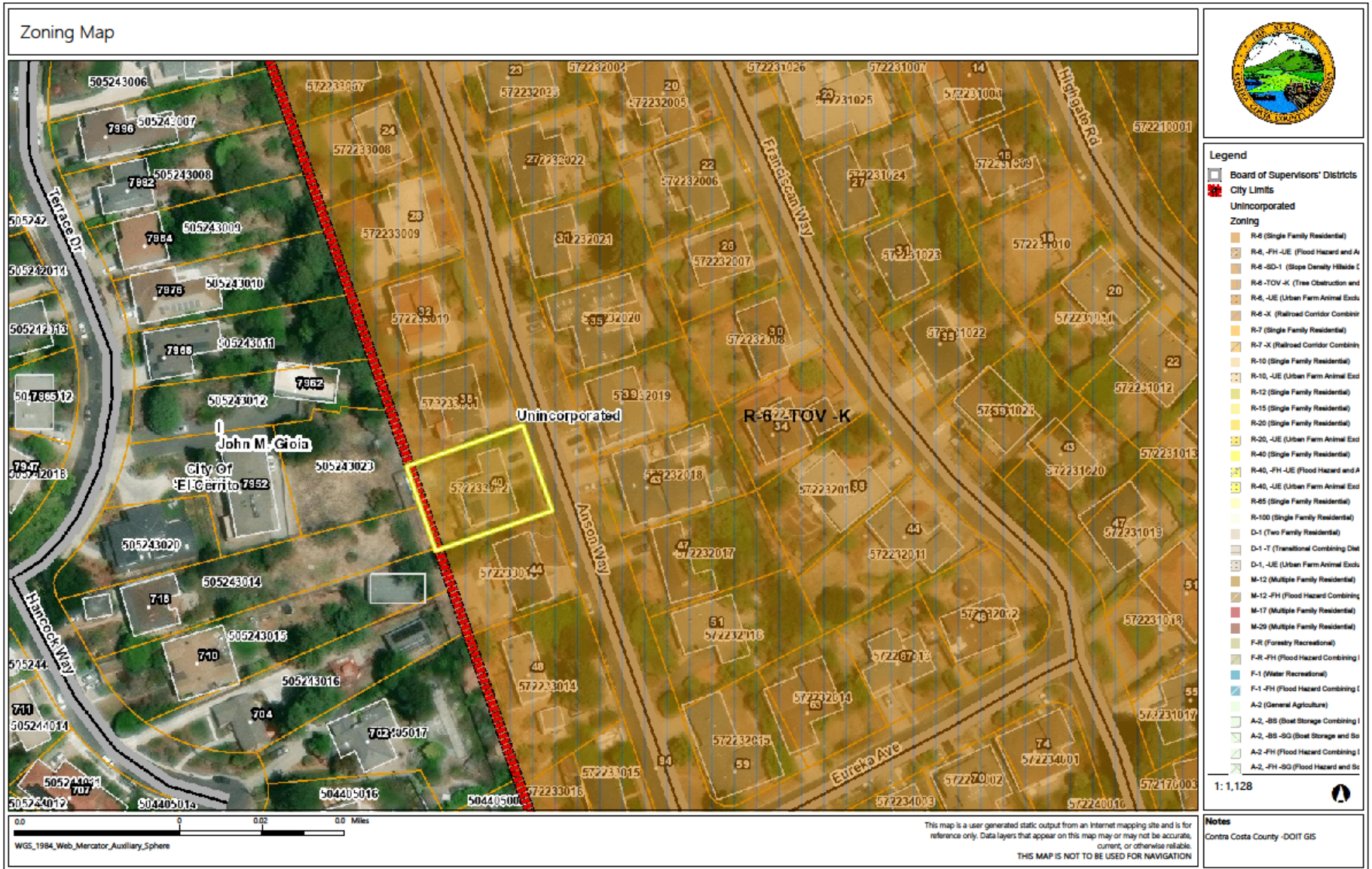
BOARD OF SUPERVISORS

JUNE 25, 2024

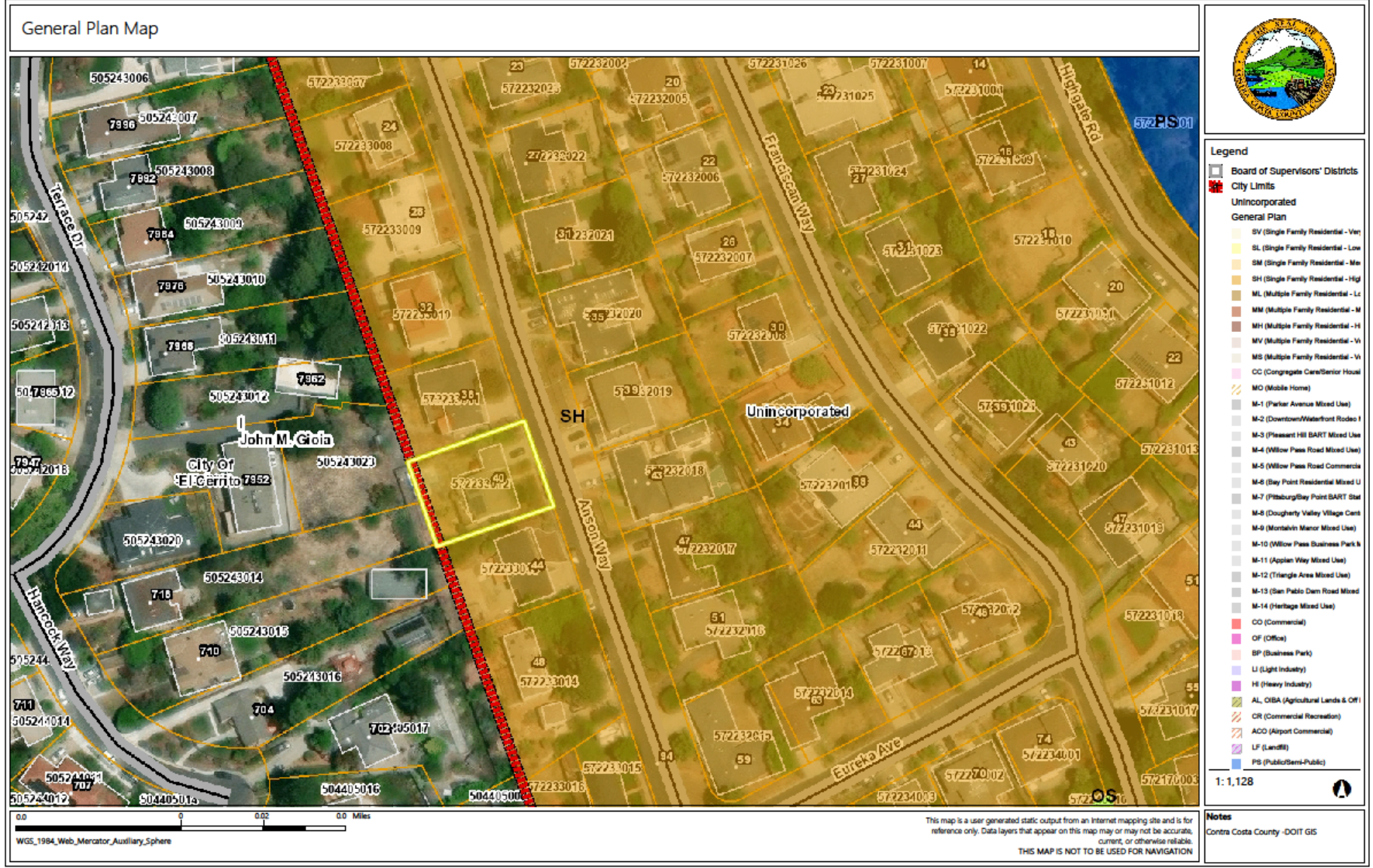
# Background

- ▶ A public hearing request in response to Kensington Design Review CDKR23-00010 was received by CDD staff on June, 7 2023, necessitating the submittal of Development Plan CDDP23-03024 for the proposed addition.
- ▶ Finding the project to be compliant with the letter and spirit of the Kensington Ordinance, the ZA approved CDDP23-03024 at the public hearing held on February 5, 2024.
- ▶ On February 14, 2024, CDD staff received an appeal of the ZA's approval of CDDP23-03024
- ▶ The appeal was considered by the County Planning Commission at the public hearing held on March 27, 2024.

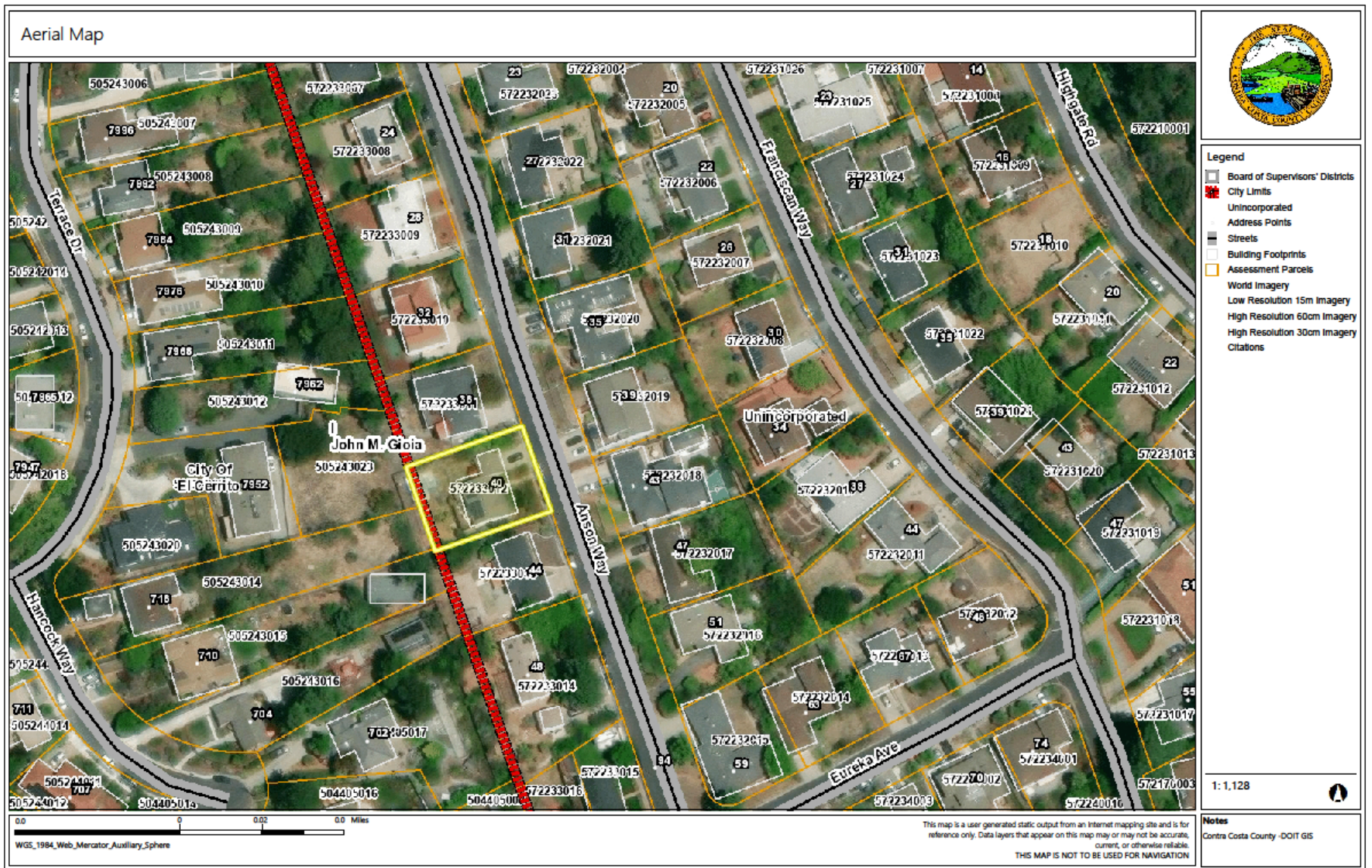
# Zoning Map



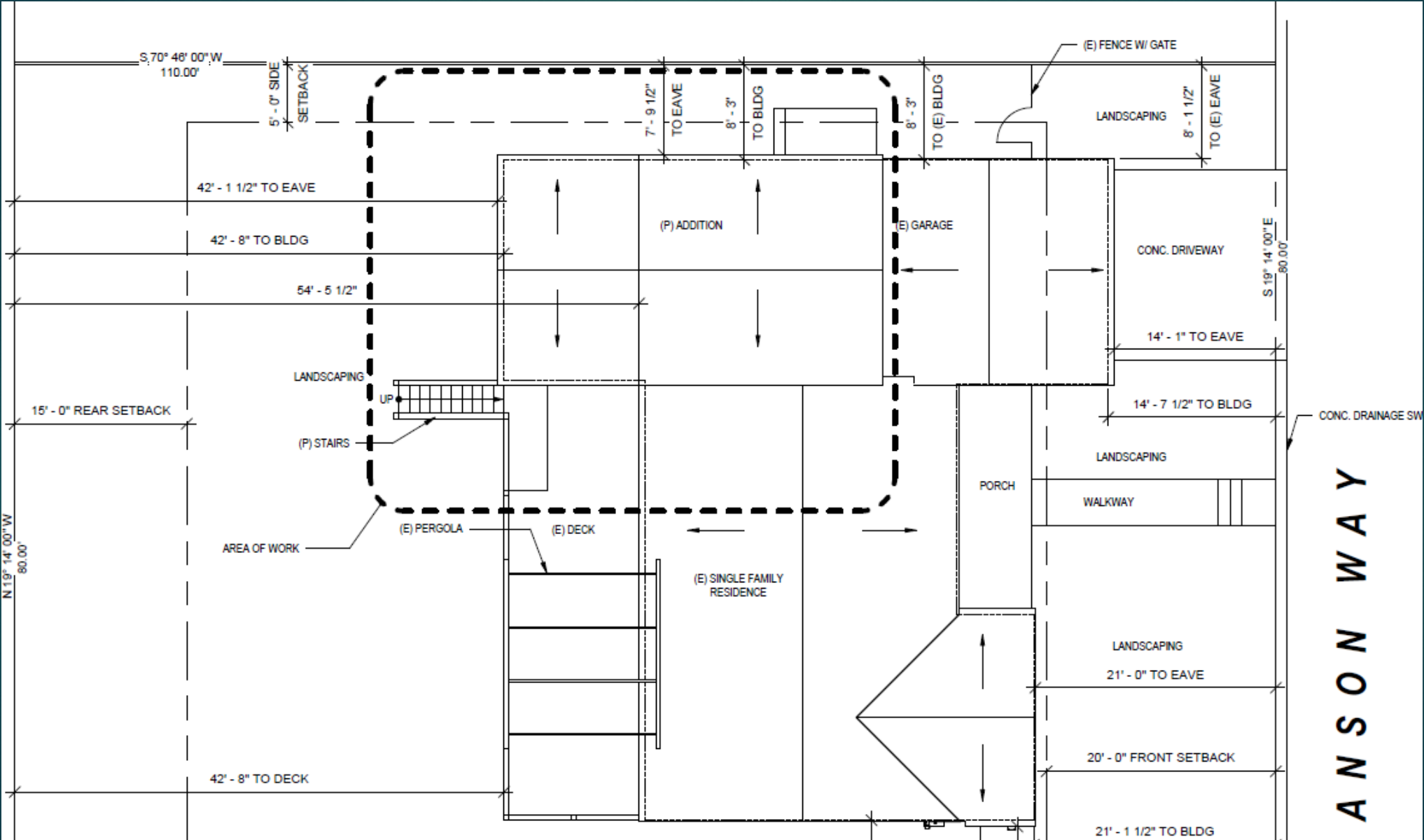
# General Plan Map



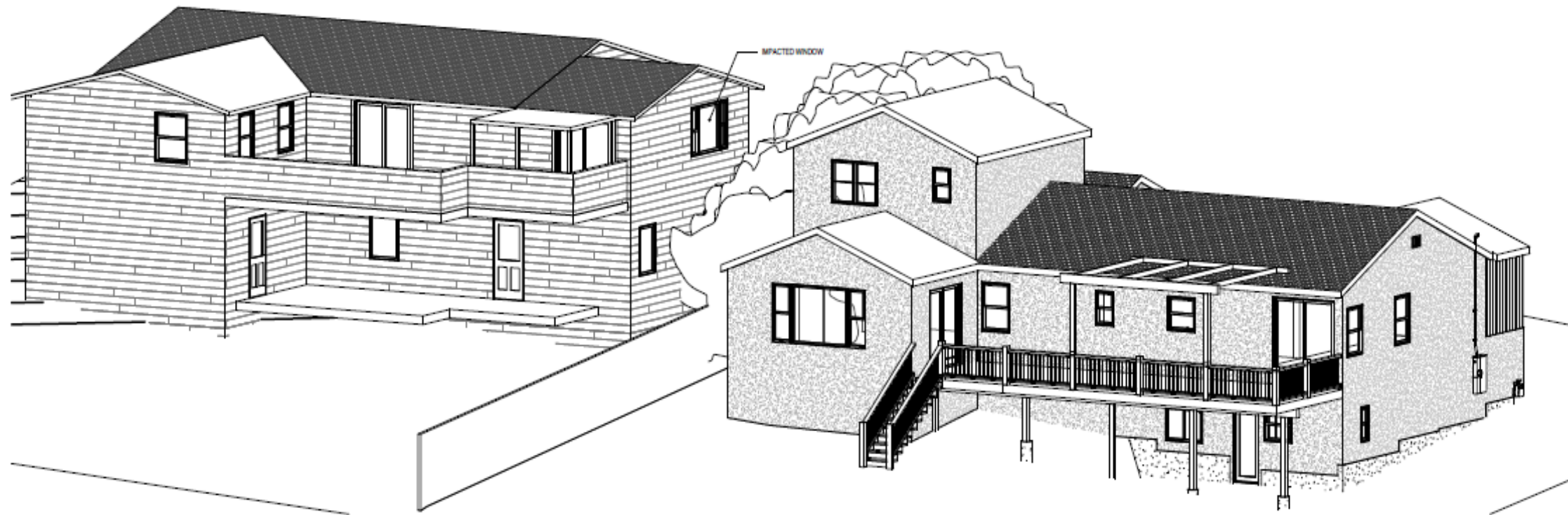
# Aerial Map



# Proposed Two-Story Addition



# Proposed Two-Story Addition



# County Planning Commission's Decision

- ▶ On March 27, 2024, the County Planning Commission denied the appeal and upheld the Zoning Administrators approval, finding the addition to be in compliance with Kensington Combining District Ordinance, and all applicable development standards for the R-6 single-family residential zoning district.
- ▶ On April 5, 2024, CDD staff received a formal appeal from Shona Armstrong on behalf of neighboring property owner Kris McClain.

# Armstrong Appeal

- ▶ The project violates general plan policies protecting views and solar access due to unnecessary building bulk.
- ▶ The project exceeds height limitations codified in County Ordinances.
- ▶ The project does not meet findings required under Kensington Ordinances for approval of the proposed addition.

# View Impact

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# View Impact

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# View Impact

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# View Impact

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# Solar Access Impact (Winter Solstice)

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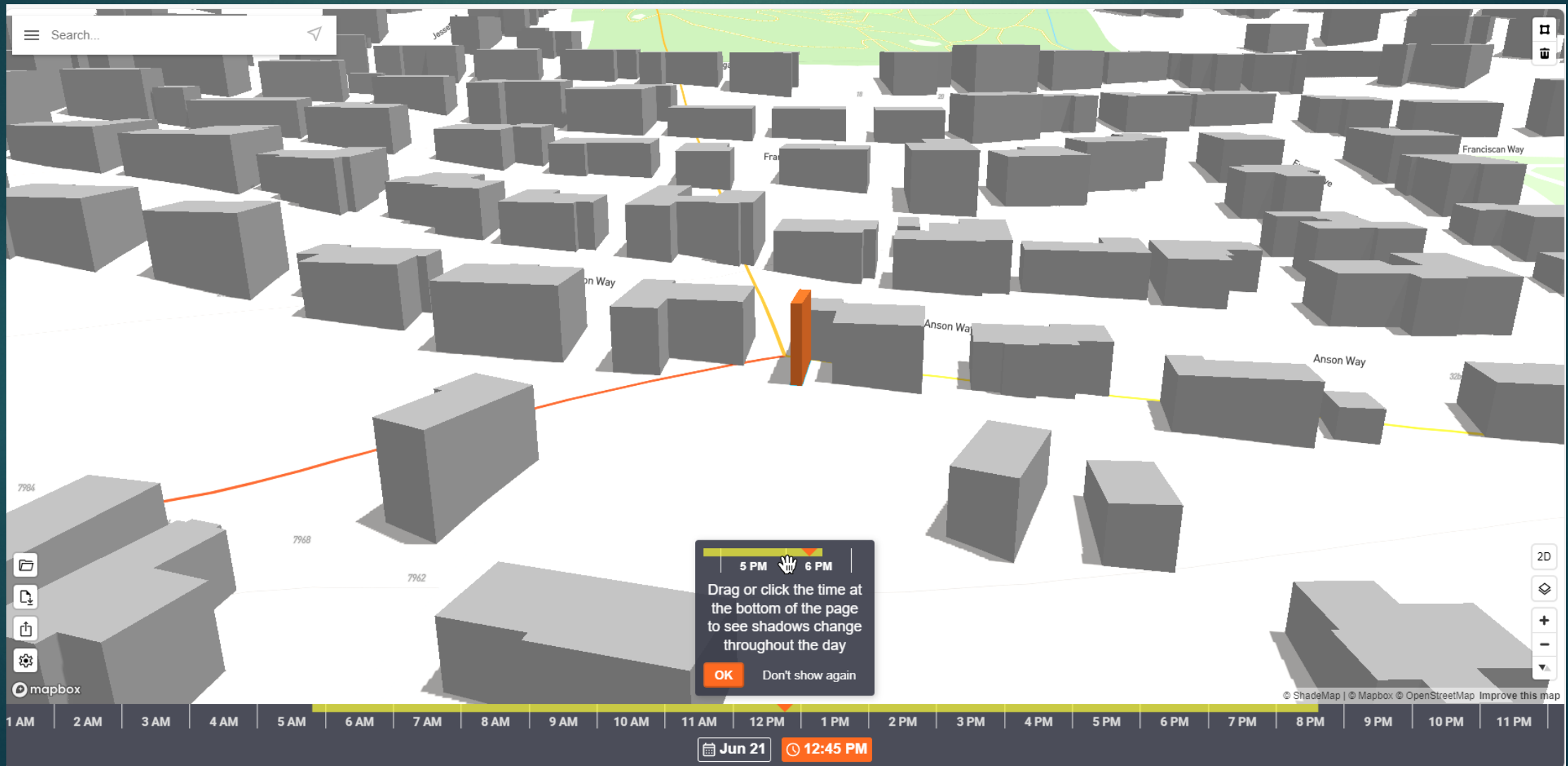
14



# Solar Access Impact (Summer Solstice)

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# Solar Access Impact (Equinox)

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# Solar Access Impact (Model Perspective)

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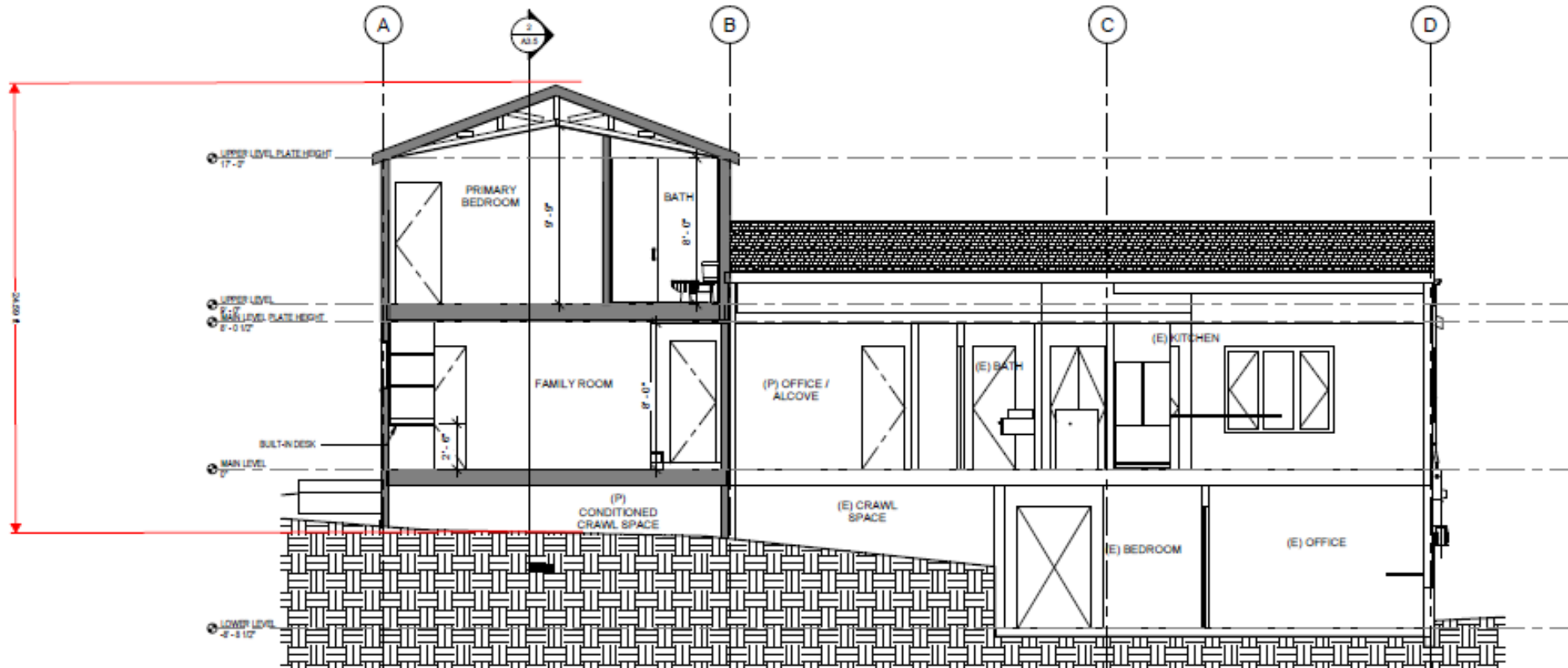


# Building Height

- ▶ County Ordinance Section 82-4.214 (Building Height): *“Building height” means the vertical distance measured from grade to the top of structure directly above with exceptions noted elsewhere in the code. Height may be measured from finished grade when such grade is below natural grade. Height shall be measured from natural grade when the finished grade is higher than the natural grade.*
- ▶ County Ordinance Section 84-4.802 (Building Height – Maximum): *No single-family dwelling or other structure permitted in the R-6 district shall exceed two and one-half stories or thirty-five feet in height.*

# Building Height

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2 (P) BUILDING SECTION 3  
1/4" = 1'-0"

# Staff Response to Appeal

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- ▶ Staff followed the requirements of the Kensington Ordinance and development standards for the R-6 zoning district.
- ▶ Staff measured building height consistent with applicable County Ordinance.
- ▶ The project does not result in substantial impacts to views or solar access for the appellants property.

Questions?