

EASTPORT CIVIC ASSOCIATION - #
Survey Of Resident's Views On The Eastport Zoning Overlay

The purpose of this survey is to gather information on the views of Eastport residents on the issues identified and proposals made by an Ad-hoc Review Committee. Our Alderman set up an Ad-hoc Committee of nine Eastport residents to review the Eastport Residential Conservation Overlay Zoning regulations (Chapter 69 of Title 21 of the Annapolis Municipal Code). The Committee Report, as well as the current Overlay regulations are available on the City website, www.annapolis.gov. Alderman Cohen plans to introduce legislation to address some or all of the issues contained in the Ad-hoc Review Committee's report.

The Eastport Civic Association sponsors this survey. Preliminary results from the survey will be presented to anyone who attends the regular ECA Membership Meeting to be held on 17 June 2004 at 7:30 PM at the Eastport Elementary School. Summary results will also be shared with City Officials and others, as appropriate.

*162 Responses as of July 12, 2004. **NO** more responses to be accepted.*

Please fill out this survey and mail it to us by 12 June.

(Please print) 1 with name, no address
Your Name: _____ 28 with no name, no address _____ (Optional)

Your Address: _____ 20 with no address _____ (Optional)

Your name, address, and individual survey response will not be shared with anyone outside of the ECA Projects Committee (3 Board members).

Are you the: Property owner 161 or Tenant 1?

No Answer (N/A) 1

Describe the property: **Single-family** 133
Attached single-family (townhouse) 6
Two-family (duplex) 15
Multi-family (three or more units) 7

How many stories (not including the basement) is your property?

One Story 20, 1.5 31, 2 65, 2.5 28, or 3 or more stories 18?

Since 1990, has your property been altered to add more square footage to your house?

N/A 2 Yes 64 No 96.

BACKGROUND

Alderman Cohen established the Ad-hoc Review Committee, in response to comments by some residents that some recently built houses were felt to be out of scale relative to lot size and surrounding buildings. The Ad-hoc Review Committee was chartered to determine if the current Overlay was working as intended by the initial Ordinance.

The Overlay regulations were put into law in 1990 in order to, “preserve patterns of design and development in residential [Eastport] characterized by a diversity of styles and to ensure the preservation of a diversity of land uses, together with the protection of buildings, structures or areas the destruction or alteration of which would disrupt the existing scale and architectural character of the neighborhood” (Title 21, Section 21.69.010)

This survey is to assess resident responses to the Ad-hoc Review Committee’s recommendations for changes to the Overlay zoning regulations currently in effect.

SURVEY

We would like your general opinion about the current Overlay regulations and their effectiveness.

Do you feel that the character and architecture of the residential structures located in the boundaries of the Eastport Overlay should be preserved and that new construction should be consistent with existing buildings?

N/A 15 Yes 115 No 32.

Do you feel that the current Residential Conservation Overlay regulations have been generally effective in regulating:

	N/A	
Building size	7	Yes <u>82</u> , No <u>60</u> , No opinion <u>13</u> ,
Building height	7	Yes <u>84</u> , No <u>56</u> , No opinion <u>15</u> ,
Demolition	10	Yes <u>74</u> , No <u>52</u> , No opinion <u>26</u> ,
Facades	8	Yes <u>83</u> , No <u>45</u> , No opinion <u>26</u> ,
Enforcement	8	Yes <u>51</u> , No <u>75</u> , No opinion <u>28</u> ,
Notification	12	Yes <u>85</u> , No <u>41</u> , No opinion <u>24</u> ?

We will now ask you questions about specific recommendations from the Ad-hoc Review Committee. Attached to this form is a matrix prepared by the Eastport Civic Association highlighting the current rules and proposed changes to those rules (Attachment 1). We hope you will find it useful as you fill out the survey.

BULK AND MASS

The current regulations set maximum allowable building size by means of front, side and rear yard setbacks in addition to the usual R2 single-family zoning regulations. The Ad-hoc Review Committee proposes a “Structure Square Footage Ratio” (see Attachment 2) to establish maximum allowable building size and provide more objectivity to the regulation.

Do you think the proposed Ratio is:

N/A 7 About right 71 too permissive 9 too restrictive 75?

For lots wider than 50 feet, the Ad-hoc Review Committee proposes an increase of the side yard setback from 20% to 25% of the lot frontage.

Do you favor this proposed change? N/A 17 Yes 67 No 78.

HEIGHT

The current regulations set building height as the lesser of the average height on the block face or a maximum of 35 feet. The Ad-hoc Review Committee proposes no change to this regulation.

Should this remain unchanged? 7 Yes 139 No 16.

The Ad-hoc Review Committee proposes that, for those blocks where the average building height is less than 26 feet, a building height of 26 is allowed for new construction or alteration of existing structures.

Do you favor this proposed change? 13 Yes 93 No 56.

The Ad-hoc Review Committee proposes changes to the height rules for side facades. Building height cannot impair access to light and air or impede exterior maintenance of adjacent buildings.

Do you favor this proposed change? 7 Yes 100 No 55.

The Ad –hoc Review Committee proposes that side facade not be designed as a single plane [i.e. flat surface], but be articulated by changes in plane by offsets or changes in material, or by increased side yard setbacks.

Do you favor this proposed change? 10 Yes 85 No 67.

Do you favor this proposed change to provide for a structural analysis for buildings to be demolished?

N/A 11 Yes 70 No 81.

Should the determination of when structural analysis is made be at the sole discretion of the Director of Planning and Zoning?

13 Yes 35 No 144.

OVERLAY BOUNDARIES

The Ad-hoc Review Committee proposes extensions of the current Overlay district to houses that were built at a similar time and in a similar tradition to nearby areas already located within the existing boundaries. The expansion includes a leg along Bay Ridge Avenue from Madison Street to Van Buren Street, an area encompassing one block of Boucher Avenue, Windsor Avenue, and one block of Wells Avenue as well as the west side of Adams Street.

Do you favor this proposed change? 3 Yes 44 No 40 or

Only if the affected property owners agree 75.

ENFORCEMENT

The Ad-hoc Review Committee recommends that enforcement be strengthened to more closely monitor construction of approved projects during construction.

Do you favor this proposed change? 8 Yes 107 No 47.

GUIDELINE

The Ad-hoc Review Committee recommends that the, "Guide to the Process and Design Guidelines," be improved and updated for public distribution.

Do you favor this proposed change? 9 Yes 132 No 21.

CITY WEBSITE

The Ad-hoc Review Committee proposes adding public notification of site design and demolition to the City website.

Do you favor this proposed change? 10 Yes 113 No 39.

Attachment 1

Table prepared by the Projects Committee of the Eastport Civic Association

RCO Change Matrix		
Topic	Current law	Proposed Change
Bulk and Mass	Controlled by block front, setbacks and lot size	Same plus Structure Square Footage Ratio
Setbacks		
Front Yard	Average of block front or 25 feet	Same
Rear Yard	30 Feet	Same
Side Yard	6 foot minimum on each side 20% of front footage greater than 10 feet	6 foot minimum on each side 20% of front footage up to 50 feet 25% of front footage over 50 feet
Height	Average of height of block face, but in no case to exceed 35 feet	Same Allow 26 feet when average height of face block less than 26 feet Cannot impair light and air or impede exterior maintenance of adjacent properties Side facades should not be designed as single plane Should be articulated by changes in the plane by offsets or change in materials or increased setbacks
Site Design Review	Facades visible from street	All facades
Demolition	Considered to mean total demolition of a structure Notification – owners within 200 feet, certified mail Posting period -- 10 days	Defined as removal of more than one exterior wall or roof structure Notification – owners within 300 feet, just 1 st class mail Posting period -- 30 days Structural analysis, if needed, as determined by Dir. P&Z User-friendly checklist

Overlay Boundaries		Expanded to include: A leg along Bay Ridge Avenue from Madison Street to Van Buren Street An area encompassing an additional block of Boucher Avenue, Windsor Avenue and one block of Wells Avenue West side of Adams Street
Enforcement		More closely monitor approved projects during construction
"Guideline"		Improve and update "A Guide to the Process and Design Guidelines"
City Website		Add public notification to City website

Attachment 2

Table prepared by the Projects Committee of the Eastport Civic Association from the Ad-hoc Committee Report

[Proposed] Square Footage Ratio Increments	
Maximum house size per lot size	
Lot Size (sq. ft.)	House Size (1,500 base + 250/1000 sq. ft.)
1,000	1,500
2,000	1,500 base house size
3,000	1,750
4,000	2,000
5,000	2,250
6,000	2,500
7,000	2,750
8,000	3,000
9,000	3,250
10,000	3,500
11,000	3,750
12,000	4,000
13,000	4,250
14,000	4,500
15,000	4,750

Are you a member of the Eastport Civic Association? 16 Yes _99_ No _47_.

(You can find information about the Eastport Civic Association and a membership application on our homepage, www.eastportcivic.org, or, if you wish, we can send you an application at the address you provided? Yes _____)

Thank you for your participation in this survey. Your response is important to better inform the community and the City Officials on the best ways to proceed or not proceed with changes to aspects of the current Overlay Ordinance.

Please mail this form to us by mail no later than 12 June so that we will have time to compute and analyze your response.

Thank you again.

ECA Board

Fold here and staple or tape closed

Return Address

Stamp

**Eastport Civic Association
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Annapolis, MD 21403**