



Exception

510 E. Oak



Background

- ▶ Applicant proposed to demolish house on the site
- ▶ HPB issued 90 day stay April 3, 2017 – Expired July 3
- ▶ Moratorium issued July 5



Exception Criteria

- Criteria

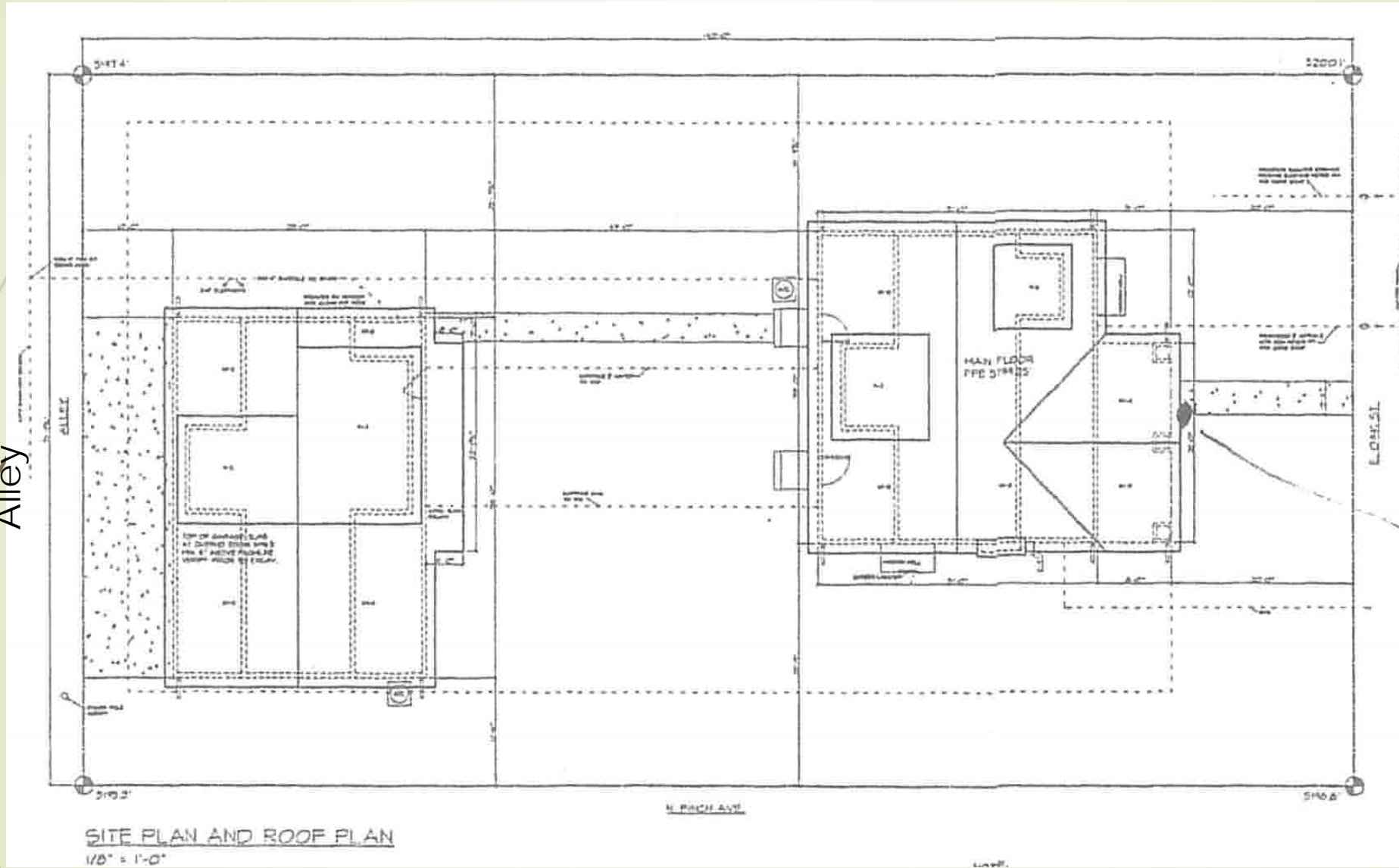
- (i) Issuance of building permit is necessary to prevent undue, substantial hardship for the applicant
- (ii) Issuance of building permit will not affect the public interest or the purpose and reasons for this moratorium
- (iii) Issuance of building permit will be in accordance with all of the ordinances and regulations of the City of Lafayette as if the moratorium were not in effect



Applicant's Request

- Financial
 - Rental, taxes and insurance, predevelopment costs, materials cost increase
- Winter Construction
- Time
 - 90 day stay followed by 90 day moratorium

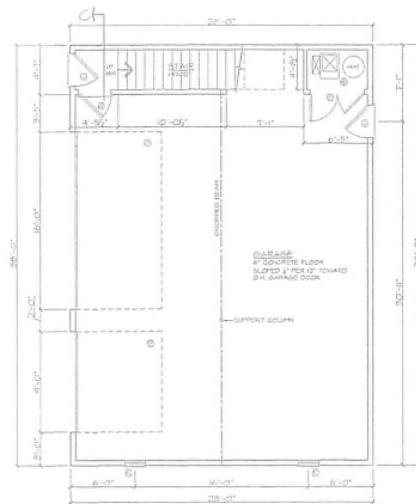
Site Plan



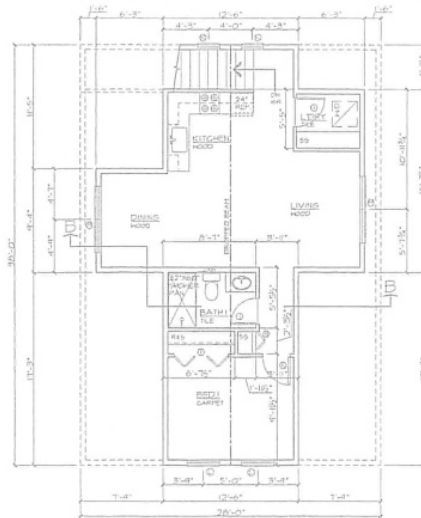
Alley

E. Oak Street

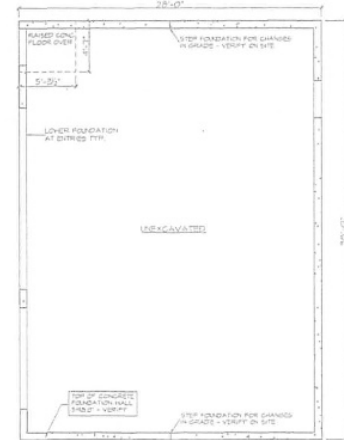
Garage Building Elevations



GARAGE FLOOR PLAN
SCALE 1/4" = 1'-0"

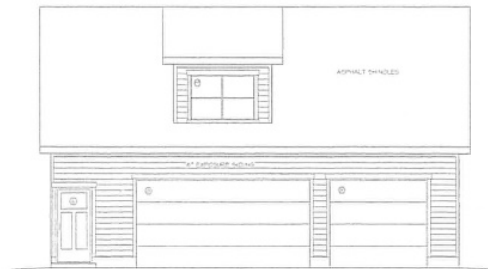


ACCESSORY DWELLING FLOOR PLAN
SCALE 1/4" = 1'-0"

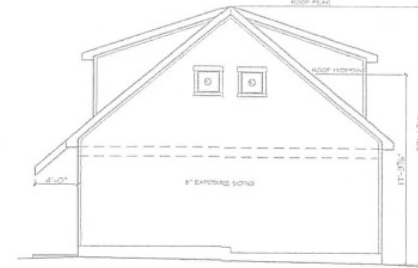


GARAGE FOUNDATION PLAN
SCALE 1/4" = 1'-0"

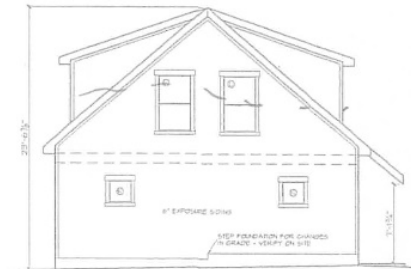
STAIR CALCULATIONS
TOP OF ENTRY CONCRETE TO TOP OF MAIN FLOOR SLOPEFLOOR = 10'-1 1/2" x 16 RISERS x 7 1/2" BA.
USE 10" RISE 11" TREADS TYPICAL



SOUTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



WEST GARAGE/ADU ELEVATION
SCALE 1/4" = 1'-0"



EAST GARAGE/ADU ELEVATION
SCALE 1/4" = 1'-0"



NORTH GARAGE/ADU ELEVATION
SCALE 1/4" = 1'-0"

WALTON RESIDENCE
510 EAST OAK STREET

HOME DRAK
2024/06/04
2:00 PM
CONV. 25' X 30'
BY 100' SQUARE

SHEET 4 OF 5
DATE: 6/28/24
PROJECT:
200



Meets Existing Code?

- ▶ House
 - ▶ Yes
- ▶ Garage/ADU
 - ▶ No. Exceeds allowable sf by 314 sf



Meets "Spirit" of New Code

- ▶ House
 - ▶ Yes
- ▶ Garage/Accessory Dwelling Unit
 - ▶ Exceeds allowable sq. ft. by 314 sf
 - ▶ Height limited to 20'. Dimensions shown don't include dormers