

Update on Ordinance No. 2008-07 – The proposed amendment to modify building coverage standards based on lot size was initiated by the Washington Grove Planning Commission to deal with the potential for mansionization – that is, infill development where large homes or additions are built in a manner that puts them out of character with existing housing. At the Public Hearing on December 8, 2008, Town residents expressed concerns regarding the 40% building coverage, and how this limit, if implemented across the RR-1 and RR-2 zones, could result in too many larger homes potentially changing the character of our residential areas. There was also testimony received that a proposed realignment of building coverage based on lot area rather than zone is a very modest and careful way to improve the Town's ability to handle the mansionization issue. And there was testimony at the Public Hearing that we need to sustain a diversity of home sizes, specifically noting that Washington Grove offers a unique collection of smaller homes due to the smaller lots distributed throughout the Town. Based on this testimony, the Planning Commission has recommended that the Town Council:

- Reduce the maximum building coverage allowed in any residential zone from 40% down to 34%.
- Realign building coverage standards based on lot area rather than zone, with 3% increments for four lot size categories.
- Leave the record open for Ordinance No. 2008-07 for at least an additional month to permit further review and comment.

The Town has four residential zones: RR-1, RR-2, RR-3, and RR-4; and this proposal would not affect the larger lot zones, RR-3 (minimum lot area 20,000 square feet) and RR-4 (minimum lot area 18,000 square feet). This proposal would affect maximum building coverage for the RR-1 and RR-2 zones where there is a wide range of lot sizes. Within the RR-2 zone (with the former limit of 40% coverage) there will be: 34 homes with a new limit of 34%, 9 homes with a new limit of 31%, 3 homes with a new limit of 28%, and 3 homes with a new limit of 25%. Within the RR-1 zone (with the former limit of 25% coverage) there will be: 2 homes with a new limit of 34%, 30 homes with a new limit of 31%, and 15 homes with a new limit of 28%. The proposed amendment does not affect existing minimum setback requirements. A copy of the listing of each property showing property area and proposed maximum building coverage is available on the Town's website and from the Town Office. The Town Council will be discussing this Ordinance again at the meeting on Monday, February 9.

(SEE BELOW)

[Last Name]	Street Num Street Name	[Suffix Type]	Zone	Land Area	Current Maximum	Ord 2008-07 as Introduced	PC Recommended Maximum
BELL	103-113 WASHINGTON GROVE LN		CL	38,980	70%	70%	70%
STOLZ	215 GROVE	AVE	RR1	5,307	25%	40%	34%
COOGAN	404 GROVE	AVE	RR1	6,225	25%	40%	34%
LAND	313 BROWN	ST	RR1	7,500	25%	40%	31%
STYLES	123 CHESTNUT	AVE	RR1	7,500	25%	40%	31%
LUCAS-DREISS	105 GROVE	AVE	RR1	7,500	25%	40%	31%
MANSFIELD	112 GROVE	AVE	RR1	7,500	25%	40%	31%
KIRTZ	114 GROVE	AVE	RR1	7,500	25%	40%	31%
STOLZ	123 GROVE	AVE	RR1	7,500	25%	40%	31%
CHANDLER	125 GROVE	AVE	RR1	7,500	25%	40%	31%
CAVICCHI	127 GROVE	AVE	RR1	7,500	25%	40%	31%
TENNEY	108 MAPLE	AVE	RR1	7,500	25%	40%	31%
JETT	209 MAPLE	AVE	RR1	7,500	25%	40%	31%
YACHUP	211 MAPLE	AVE	RR1	7,500	25%	40%	31%
PERRY	106 PINE	AVE	RR1	7,500	25%	40%	31%
KING	108 PINE	AVE	RR1	7,500	25%	40%	31%
HAGEDORN	10 CENTER	ST	RR1	8,000	25%	35%	31%
RUBACK	104 PINE	AVE	RR1	8,375	25%	35%	31%
WILMERING	117 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
CHANG	119 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
STRUNTZ	121 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
DATHE	123 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
AMAGAI	125 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
REED	127 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
FICK	129 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
DE PAZ	201 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
FREY	203 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
MASKERY	205 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
GARONI	207 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
WOLLE	411 WASHINGTON GROVE LN		RR1	8,750	25%	35%	31%
MRO CZKA	107 GROVE	AVE	RR1	9,000	25%	35%	31%
BRIGGS	203 GROVE	AVE	RR1	9,000	25%	35%	31%
FLETCHER	112 RIDGE	RD	RR1	9,036	25%	35%	31%
MYERS	201 MAPLE	RD	RR1	9,375	25%	30%	28%
BOYNTON	203 MAPLE	RD	RR1	9,375	25%	30%	28%
FAVRET	12 CENTER	ST	RR1	9,500	25%	30%	28%
TEMPLE	114 RIDGE	RD	RR1	9,797	25%	30%	28%
CLIFFORD	208 WASHINGTON GROVE LN		RR1	10,245	25%	30%	28%
ISREAL	305 WASHINGTON GROVE LN		RR1	10,267	25%	30%	28%
WINTER	201 GROVE	AVE	RR1	10,500	25%	30%	28%
HODGES	213 GROVE	AVE	RR1	10,500	25%	30%	28%
GARONI	116 RIDGE	RD	RR1	10,500	25%	30%	28%
ORTIZ	115 WASHINGTON GROVE LN		RR1	10,500	25%	30%	28%
EDWARDS	303 WASHINGTON GROVE LN		RR1	10,837	25%	30%	28%
MCFARLAND	11 CENTER	ST	RR1	10,863	25%	30%	28%
KENVIN	120 CHESTNUT	AVE	RR1	10,937	25%	30%	28%
SUZICH	122 CHESTNUT	AVE	RR1	10,938	25%	30%	28%
CLARK	118 RIDGE	RD	RR1	11,100	25%	30%	28%
EVANS	317 BROWN	ST	RR1	11,250	25%	25%	25%
MUELLER	319 BROWN	ST	RR1	11,250	25%	25%	25%
CURRIER	111 CHESTNUT	AVE	RR1	11,250	25%	25%	25%
STAHNKE	113 CHESTNUT	AVE	RR1	11,250	25%	25%	25%
DUBNICK	125 CHESTNUT	AVE	RR1	11,250	25%	25%	25%
GRADY	127 CHESTNUT	AVE	RR1	11,250	25%	25%	25%
ODICK	419 OAK	ST	RR1	11,250	25%	25%	25%
RAPKIEVIAN	404 BROWN	ST	RR1	11,285	25%	25%	25%
TORTORELLI	16 MAPLE	AVE	RR1	11,285	25%	25%	25%

MCDERMITT	503 BROWN	ST	RR1	11,300	25%	25%	25%
BROWN	505 BROWN	ST	RR1	11,300	25%	25%	25%
ALVES	504 BROWN	ST	RR1	11,314	25%	25%	25%
STOPAK	501 BROWN	ST	RR1	11,486	25%	25%	25%
LONDON	13 CENTER	ST	RR1	11,491	25%	25%	25%
GUMULA	207 MAPLE	AVE	RR1	11,517	25%	25%	25%
HASKETT	205 GROVE	AVE	RR1	11,550	25%	25%	25%
HAYWARD	201 CHERRY	AVE	RR1	11,556	25%	25%	25%
IRAHETA	502 BROWN	ST	RR1	11,628	25%	25%	25%
HILPERT	507 BROWN	ST	RR1	11,733	25%	25%	25%
CLARK	402 GROVE	AVE	RR1	12,000	25%	25%	25%
KERSHAW	100 MCCAULEY	ST	RR1	12,000	25%	25%	25%
COMPTON	202 RIDGE	RD	RR1	12,083	25%	25%	25%
WONGKACHONKITTI	506 BROWN	ST	RR1	12,179	25%	25%	25%
SIMMONS	213 RIDGE	RD	RR1	12,358	25%	25%	25%
GRISHAM	215 RIDGE	RD	RR1	12,358	25%	25%	25%
KLINGER	410 CENTER	ST	RR1	12,500	25%	25%	25%
BASSLER	333 MCCAULEY	ST	RR1	12,500	25%	25%	25%
BUEL	405 CHESTNUT	AVE	RR1	12,600	25%	25%	25%
SELBY	407 CHESTNUT	AVE	RR1	12,600	25%	25%	25%
SWYTER	415 CHESTNUT	AVE	RR1	12,626	25%	25%	25%
KAUFMAN	411 CHESTNUT	AVE	RR1	12,750	25%	25%	25%
KIRSCHBAUM	414 CENTER	ST	RR1	13,108	25%	25%	25%
LINSCHIED	413 CENTER	ST	RR1	13,125	25%	25%	25%
ELLIOTT	415 CENTER	ST	RR1	13,125	25%	25%	25%
NORTON	118 CHESTNUT	AVE	RR1	13,125	25%	25%	25%
LEHMAN	124 CHESTNUT	AVE	RR1	13,125	25%	25%	25%
PORTER	302 CHESTNUT	AVE	RR1	13,125	25%	25%	25%
MATZ	511 WASHINGTON GROVE LN		RR1	13,125	25%	25%	25%
GHRIST	405 BROWN	ST	RR1	13,127	25%	25%	25%
HARRISON	500 BROWN	ST	RR1	13,293	25%	25%	25%
LITTLEFIELD	111 GROVE	AVE	RR1	13,500	25%	25%	25%
CYR	122 GROVE	AVE	RR1	13,500	25%	25%	25%
CHALLSTROM	501 MCCAULEY	ST	RR1	13,648	25%	25%	25%
SANFORD	115 CHESTNUT	AVE	RR1	13,950	25%	25%	25%
KLEIN	207 GROVE	AVE	RR1	13,950	25%	25%	25%
FREDERIKSEN	416 CENTER	ST	RR1	13,978	25%	25%	25%
COHEN	415 WASHINGTON GROVE LN		RR1	14,248	25%	25%	25%
FRENCH	201 BROWN	ST	RR1	14,250	25%	25%	25%
SAAR	412 GROVE	AVE	RR1	14,332	25%	25%	25%
WILLIAMS	315 BROWN	ST	RR1	14,500	25%	25%	25%
HURST	409 CHESTNUT	AVE	RR1	14,550	25%	25%	25%
GILLIS	301 WASHINGTON GROVE LN		RR1	14,650	25%	25%	25%
RULEY	409 BROWN	ST	RR1	15,000	25%	25%	25%
GORDON	400 CENTER	ST	RR1	15,000	25%	25%	25%
LEMBESIS	409 CENTER	ST	RR1	15,000	25%	25%	25%
KLINGENBERG	103 GROVE	AVE	RR1	15,000	25%	25%	25%
HELME	108 GROVE	AVE	RR1	15,000	25%	25%	25%
MCCLELLAND	110 GROVE	AVE	RR1	15,000	25%	25%	25%
HENNINGER	113 GROVE	AVE	RR1	15,000	25%	25%	25%
ROBERTSON	117 GROVE	AVE	RR1	15,000	25%	25%	25%
HARARY	119 GROVE	AVE	RR1	15,000	25%	25%	25%
UHLENDORF	124 GROVE	AVE	RR1	15,000	25%	25%	25%
PERRY	202 GROVE	AVE	RR1	15,000	25%	25%	25%
MCCATHRAN	109 MAPLE	AVE	RR1	15,000	25%	25%	25%
ENGLISH	301 MAPLE	AVE	RR1	15,000	25%	25%	25%
NAGEM	104 MAPLE	RD	RR1	15,000	25%	25%	25%
VOGAN	115 MAPLE	RD	RR1	15,000	25%	25%	25%
TUTAS	418 OAK	ST	RR1	15,000	25%	25%	25%
MILLER	107 PINE	AVE	RR1	15,000	25%	25%	25%
YORK	413 WASHINGTON GROVE LN		RR1	15,102	25%	25%	25%

LANIER	211 RIDGE	RD	RR1	15,266	25%	25%	25%
HINES	204 RIDGE	RD	RR1	15,341	25%	25%	25%
KAWASAKI	217 RIDGE	RD	RR1	15,348	25%	25%	25%
MCCONNELL	10 MAPLE	AVE	RR1	15,552	25%	25%	25%
DAVIS	304 CHESTNUT	AVE	RR1	15,662	25%	25%	25%
KELLY	306 CHESTNUT	AVE	RR1	15,662	25%	25%	25%
SELBY	400 CHESTNUT	AVE	RR1	15,681	25%	25%	25%
GILMORE	121 CHESTNUT	AVE	RR1	15,860	25%	25%	25%
CHRISTIN	417 CENTER	ST	RR1	16,100	25%	25%	25%
KEESE	118 GROVE	AVE	RR1	16,500	25%	25%	25%
ROSS	401 BROWN	ST	RR1	16,873	25%	25%	25%
VENTRESCA	121 MAPLE	RD	RR1	16,875	25%	25%	25%
GLEASON	128 CHESTNUT	AVE	RR1	17,500	25%	25%	25%
WINTER	202 CHESTNUT	AVE	RR1	17,500	25%	25%	25%
MOYER	206 CHESTNUT	AVE	RR1	17,500	25%	25%	25%
CRISE	208 CHESTNUT	AVE	RR1	17,500	25%	25%	25%
STRICKLETT	213 WASHINGTON GROVE LN		RR1	17,500	25%	25%	25%
PRICE	215 WASHINGTON GROVE LN		RR1	17,500	25%	25%	25%
HARMON	3 RIDGE	RD	RR1	18,357	25%	25%	25%
ANDERSON	406 GROVE	AVE	RR1	18,368	25%	25%	25%
SILBER	205 MAPLE	AVE	RR1	18,576	25%	25%	25%
HANSEN	201 CHESTNUT	AVE	RR1	18,750	25%	25%	25%
SCOTT	411 OAK	ST	RR1	18,750	25%	25%	25%
EBNER	410 BROWN	ST	RR1	18,960	25%	25%	25%
RITTER	206 GROVE	AVE	RR1	19,350	25%	25%	25%
WERTS	410 OAK	ST	RR1	20,625	25%	25%	25%
HORAN	127 MAPLE	AVE	RR1	21,450	25%	25%	25%
GOMPFF	517 WASHINGTON GROVE LN		RR1	22,144	25%	25%	25%
DAY	515 WASHINGTON GROVE LN		RR1	22,216	25%	25%	25%
KIRTZ	102 CENTER	ST	RR1	22,500	25%	25%	25%
JACOBS	102 GROVE	AVE	RR1	22,500	25%	25%	25%
BOOHER	111 MAPLE	AVE	RR1	22,500	25%	25%	25%
SHAPIRO	403 MCCAULEY	ST	RR1	22,500	25%	25%	25%
BANCROFT COMM DI	513 WASHINGTON GROVE LN		RR1	22,500	25%	25%	25%
CHALLSTROM	503 MCCAULEY	ST	RR1	22,705	25%	25%	25%
KERSHAW	103 BROWN	ST	RR1	23,100	25%	25%	25%
DUBOIS	119 MAPLE	AVE	RR1	23,550	25%	25%	25%
WARD	414 BROWN	ST	RR1	24,050	25%	25%	25%
STEWART	204 WASHINGTON GROVE LN		RR1	24,352	25%	25%	25%
RYBA	8300 BOUNDARY	ST	RR1	26,264	25%	25%	25%
APPLEBY	112 CHESTNUT	AVE	RR1	44,200	25%	25%	25%
YOUNG	101 CENTER	ST	RR1	65,336	25%	25%	25%
ANDERSEN	311 LOCUST	LN	RR2	1,500	40%	40%	34%
CARRATO	404 FIFTH	AVE	RR2	1,699	40%	40%	34%
VAN BEEK	303 FIRST	AVE	RR2	2,100	40%	40%	34%
OPFERMANN	406 FIFTH	AVE	RR2	2,464	40%	40%	34%
MUMBRAUER	408 FOURTH	AVE	RR2	2,496	40%	40%	34%
ROBERTS	6 CIRCLE		RR2	2,500	40%	40%	34%
SEEGAL	315 GROVE	AVE	RR2	2,530	40%	40%	34%
VITEK	412 FOURTH	AVE	RR2	3,008	40%	40%	34%
POLSTON	203 SECOND	AVE	RR2	3,112	40%	40%	34%
BRANDON	413 GROVE	AVE	RR2	3,119	40%	40%	34%
RANGE	8 CIRCLE		RR2	3,154	40%	40%	34%
WILSON	410 FOURTH	AVE	RR2	3,512	40%	40%	34%
NEGIN	419 FOURTH	AVE	RR2	3,572	40%	40%	34%
HAWK	416 FIFTH	AVE	RR2	3,593	40%	40%	34%
COX	414 FOURTH	AVE	RR2	3,782	40%	40%	34%
STYLES	301 FIRST	AVE	RR2	3,819	40%	40%	34%
JANUS	13 CIRCLE		RR2	4,000	40%	40%	34%
CAYOUCETTE	402 FOURTH	AVE	RR2	4,250	40%	40%	34%
MCCATHRAN	2 CIRCLE		RR2	4,337	40%	40%	34%

AMBROSE	404 FOURTH	AVE	RR2	4,367	40%	40%	34%
BIERMAN	417 FOURTH	AVE	RR2	4,500	40%	40%	34%
PAINE	15 CIRCLE		RR2	4,900	40%	40%	34%
FISHER	403 SIXTH	AVE	RR2	5,750	40%	40%	34%
ERICKSON	12 CIRCLE		RR2	6,071	40%	40%	34%
LONG	402 FIFTH	AVE	RR2	6,082	40%	40%	34%
LENG	106 RIDGE	RD	RR2	6,176	40%	40%	34%
UHLENDORF	17 CIRCLE		RR2	6,232	40%	40%	34%
SHIFLET	309 FIRST	AVE	RR2	6,500	40%	40%	34%
KNIGHT	313 GROVE	AVE	RR2	6,791	40%	40%	34%
RICHTERS	305 FIRST	AVE	RR2	6,800	40%	40%	34%
STEEL	411 GROVE	AVE	RR2	6,838	40%	40%	34%
SHANNON	409 SIXTH	AVE	RR2	6,980	40%	40%	34%
TIPPMAN	418 FIFTH	AVE	RR2	7,035	40%	40%	34%
HUTCHINSON	319 GROVE	AVE	RR2	7,084	40%	40%	34%
CHAPMAN	108 RIDGE	RD	RR2	7,500	40%	40%	31%
TARASEVICH	110 RIDGE	RD	RR2	8,320	40%	35%	31%
FREISHTAT	9 CIRCLE		RR2	8,378	40%	35%	31%
DEELY	415 GROVE	AVE	RR2	8,582	40%	35%	31%
BRASUNAS	405 SIXTH	AVE	RR2	9,000	40%	35%	31%
ROTHROCK	407 ACORN	LN	RR2	9,037	40%	35%	31%
GOOD	3 DAYLILY	LN	RR2	9,280	40%	35%	31%
ACHEAMPONG	5 DAYLILY	LN	RR2	9,280	40%	35%	31%
MURRAY	510 WASHINGTON GROVE	LN	RR2	9,280	40%	35%	31%
MAHAFFEY	102 RIDGE	RD	RR2	9,524	40%	30%	28%
ROBERTSON	7 DAYLILY	LN	RR2	10,260	40%	30%	28%
BENT	407 FIFTH	AVE	RR2	10,597	40%	30%	28%
OCONNOR	409 FIFTH	AVE	RR2	13,365	40%	25%	25%
NEUMANN	500 MCCAULEY	ST	RR2	16,520	40%	25%	25%
NAGROD	1 CIRCLE		RR2	17,625	40%	25%	25%
SCHANK	302 RIDGE	RD	RR3	41,382	25%	25%	25%
PIERCE	334 RIDGE	RD	RR4	18,047	25%	25%	25%
VELLIOS	350 RIDGE	RD	RR4	18,081	25%	25%	25%
HUTTER	342 RIDGE	RD	RR4	18,185	25%	25%	25%
GUPTA	346 RIDGE	RD	RR4	19,259	25%	25%	25%
STURNIOLO	338 RIDGE	RD	RR4	19,388	25%	25%	25%
MENGE	336 RIDGE	RD	RR4	21,436	25%	25%	25%
HUNTER-CECI	348 RIDGE	RD	RR4	24,300	25%	25%	25%
CHISHOLM	352 RIDGE	RD	RR4	25,479	25%	25%	25%
ARNOLD	344 RIDGE	RD	RR4	25,890	25%	25%	25%
ANDERSON	340 RIDGE	RD	RR4	29,153	25%	25%	25%
FEDERLINE	326 RIDGE	RD	RR4	39,639	25%	25%	25%
VOIGT	300 RIDGE	RD	RR4	43,560	25%	25%	25%
LOTTE	330 RIDGE	RD	RR4	43,560	25%	25%	25%
FASSETT	354 RIDGE	RD	RR4	43,560	25%	25%	25%
TOMLIN	358 RIDGE	RD	RR4	43,560	25%	25%	25%
HARRISON	17050 RAILROAD	ST	RR4	74,129	25%	25%	25%
VOIGT	306 RIDGE	RD	RR4	99,752	25%	25%	25%