

Building Permit Evaluation – 103 Brown Street Swimming Pool

On February 21, 2023, William Earl submitted a permit request to construct a basement swimming pool at 103 Brown Street. HPC reviewed and concurred with the plans on February 27, 2023. William has retained Ralph Hurst as his architect for the project.

The project primarily creates a new basement area for the swimming pool. The pool will have external access by stairs from the yard to the west, through a new hallway in the basement from the house, and via an excavated access stairwell down to a corridor from the garage. The pool room is covered by a flat roof terrace that is roughly one foot below the first-floor elevation. The pool roof terrace is open with no roof, just a guard rail on the western end where the grade falls away enough to create a fall hazard. An open porch with roof is added over an excavated crawlspace that holds the pool machinery. The plan also adds a roof over the existing front stoop to create a covered open porch (no screen).

The permit application package includes a site plan with proposed setbacks.

Location	Required Distance (RR-1 Zone)	Per Drawings
Front	25'	~43' (survey)
Rear	15'	18.5'
Side – Right	10'	18.8' (to attached garage – no change)
Side – Left	10'	~46' (to edge of pool room not stairs)
Height	30'	~12' (estimate – front porch shed roof)

Table One: Zone Requirements versus drawing dimensions

This plan adds a 2060 square foot basement/crawl space pool room to the main building. The existing house including attached garage covers an area of 2464 square feet. New total coverage will be:

$$\frac{2464 \text{ sq ft} + 2060 \text{ sq ft}}{23100 \text{ sq ft}} \times 100\% = 19.6\%$$

This request meets maximum lot coverage for RR-1 zone properties (<25%).

The covered front porch is unscreened. The pool addition features are below the elevation of the first floor. Therefore, there is no change in enclosed space for this proposal.

I recommend that the Planning Commission approve this application.

David Hix