G Projects
3640 Interlake Ave N | #3029552

workshop AD
Root of Design | Landscape Architects

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section 3.0
development objectives

proposal

Address:	3640 Interlake Ave N Seattle, WA 98103
Parcel Number:	2264500970
DPD Project Number:	Land Use #3029552
Developer:	G Projects LLC
Applicant:	Workshop AD, LLC
Contact:	Steve Bull, Workshop AD
Zoning:	LR2

Interlake is an six unit townhouse development. The site is a 4,400 sqft and is situated in a LR2 zone in the Fremont Hub Urban Village (mid-block on the east side of Interlake Avenue N between N 36th Street and N 38th Street). To the north is a two-story single-family structure. To the south is a two-story Triplex. Across Interlake Avenue N are two-story commercial buildings in the C1-30 zone. The site slopes from the northeast property line towards the southwest sidewalk edge. The overall slope across the site is 20 feet in 110 feet. Existing trees are locate mostly at the north and east edge of the site. As the zoning reflects, the project is situated in a context that has a moderately dense development scale locally, with a mix of commercial, light industrial, and residential use within few blocks. Development within the immediate block includes single family homes, small multi-family buildings, low scale commercial development.

The proposed development is two 3-story (above grade) townhouse buildings comprising 3 units each with bicycle parking, trash and recycle storage. An outdoor amenity area is planned for the courtyard area. There is no vehicular parking proposed.

The design proposal responds to four primary considerations:

1. Seperate the project into two buildings to create a courtyard in the center that provides daylight, ventilation, and connectedness for both the project and the neighboring structures.
2. Respond to the topography, views, and environmental conditions.
3. Create a development that reflects the scale and patterns of the surrounding neighborhood.

Other project features include:
Private roof top decks for all dwelling units.
Native landscaping.
Screened and accessible trash/compost/recycling storage area.

contents

section 4.0
site plan

Tree#1: DBH: 14.5” Lawson Cypress tree (Chamaecyparis lawsoniana), fair condition, average physical drip line radius 13’ *non-exceptional tree*

Tree#2: DBH: 14.1” English Walnut tree (Juglans regia), fair condition, average physical drip line radius 19’ *non-exceptional tree*

Tree#3: DBH: 6.7” Pieris Japonica tree (Pieris japonica), fair condition, average physical drip line radius 9’ *non-exceptional tree*

Tree#4: DBH: 11.1” Common Holly tree (Ilex aquifolium), fair condition, average physical drip line radius 9’ *non-exceptional tree*

Tree#5: DBH: 18.9” Honey Locust tree (Gleditsia triancanthos), fair condition, average physical drip line radius 21’ *non-exceptional tree*

Tree#6: DBH: 23.7” English Walnut tree (Juglans regia), fair condition, average physical drip line radius 27’ *non-exceptional tree*

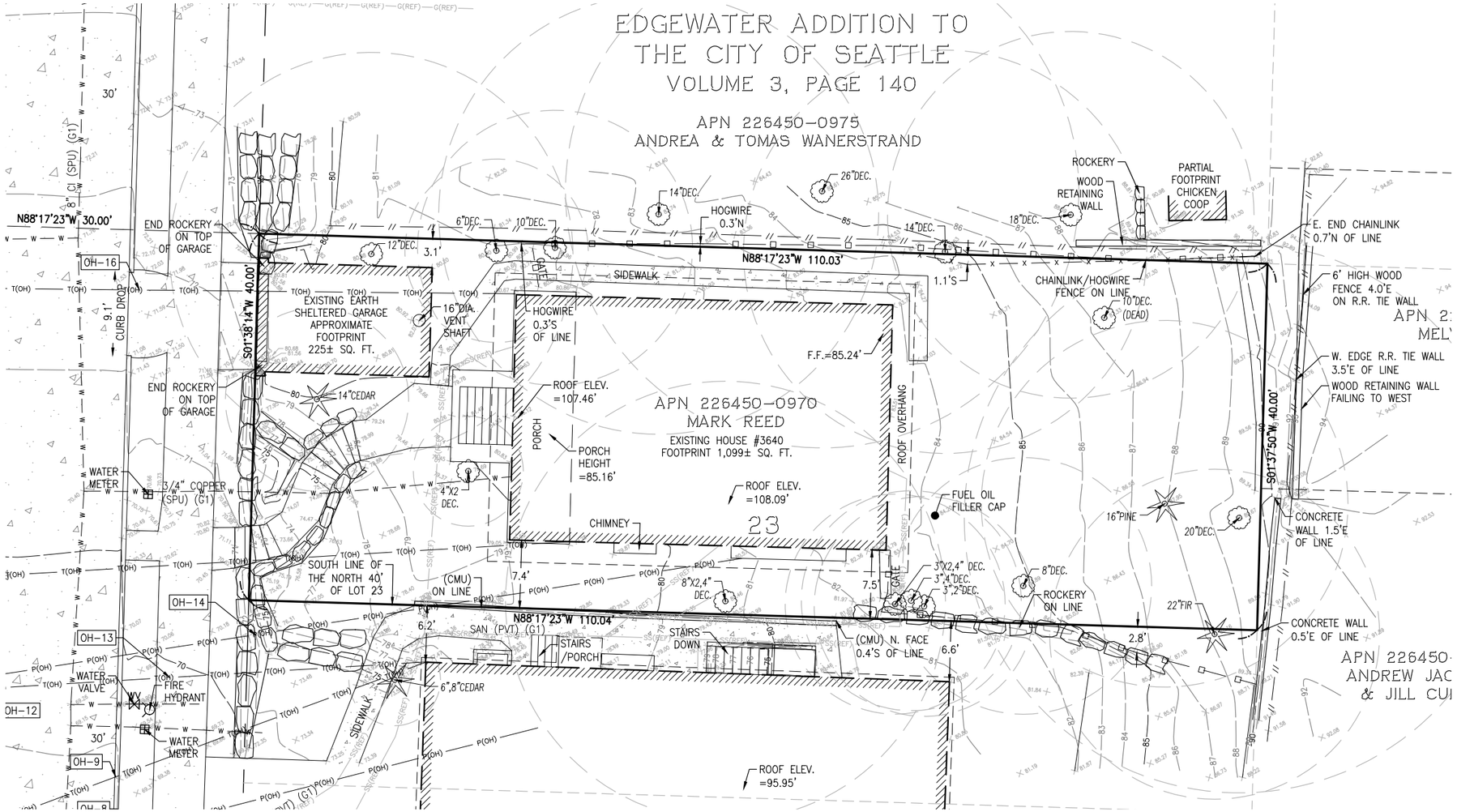
Tree#7: DBH: 17.7” Austrian Pine tree (Pinus nigra), fair condition, average physical drip line radius 17’ *non-exceptional tree*

Tree#8: DBH: 27.3” Douglas fir tree (Pseudotsuga menziesii), fair condition, average physical drip line radius 21’ *non-exceptional tree*

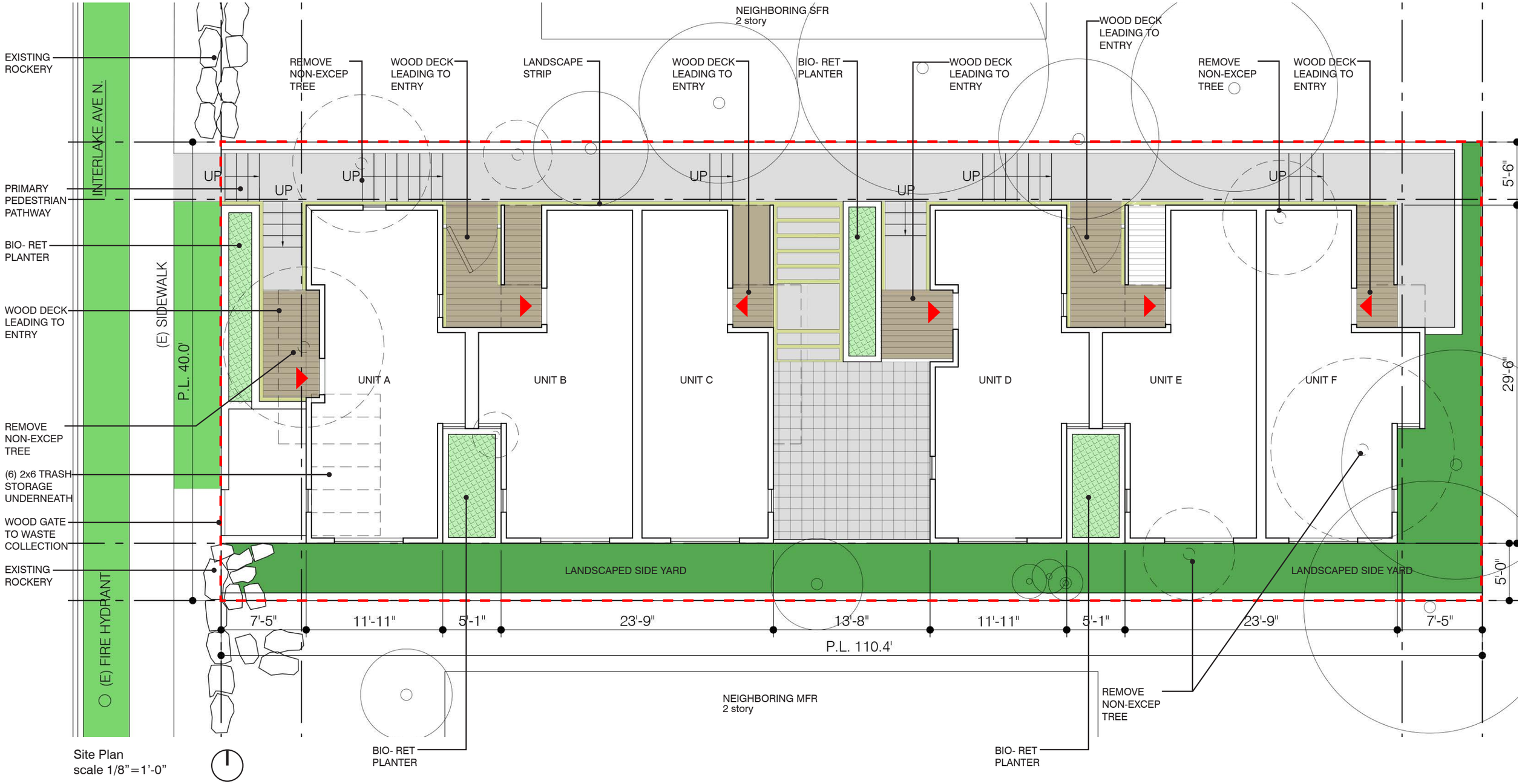
Tree#9: DBH: 10.6” Bay Laurel tree (Laurus nobilis), poor condition, average physical drip line radius 12’ *non-exceptional tree*

Tree#10: DBH: 19.3” English Walnut tree (Juglans regia), fair condition, average physical drip line radius 18’ *non-exceptional tree*

survey

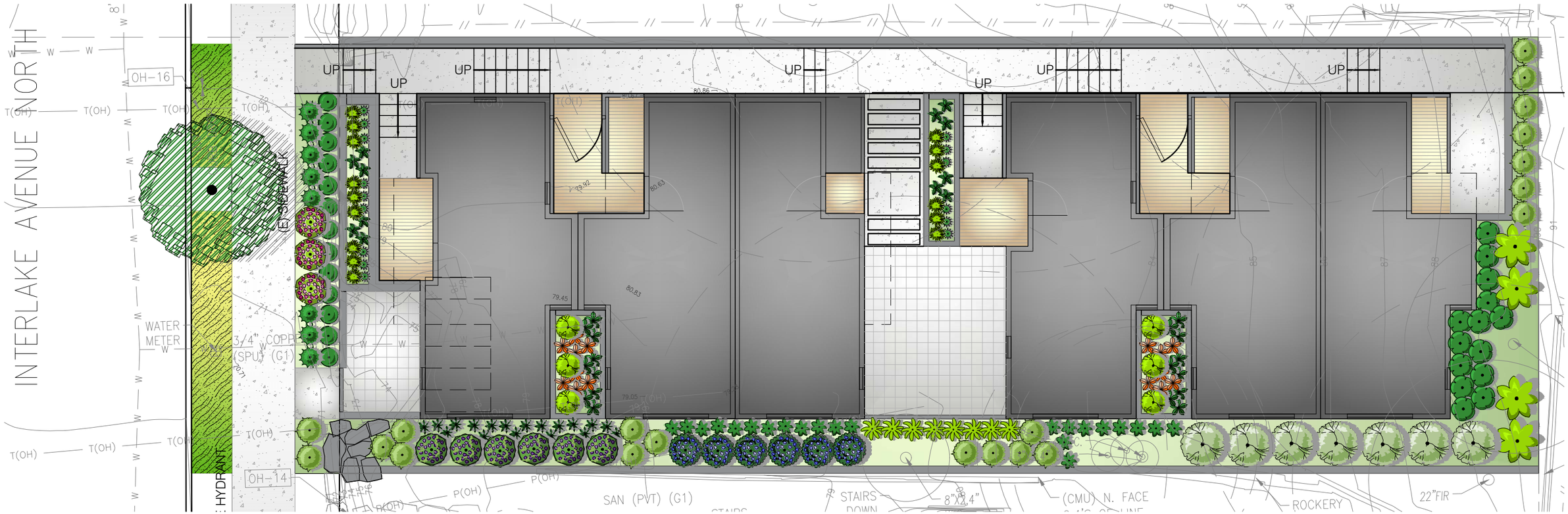


site plan



Site Plan
scale 1/8”=1’-0”

landscape plan



Landscape Plan
NTS

plant schedule

TREES	BOTANICAL NAME / COMMON NAME	SIZE
	Parrotia persica / Persian Parrotia	2" Cal

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
	Aralia cordata 'Sun King' / Sun King Aralia	5 gal
	Beesia deltophylla / Beesia	1 gal
	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood	1 gal
	Gaultheria shallon / Salal	1 gal
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	5 gal
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal
	Spiraea japonica 'Firelight' / Firelight Spirea	2 gal

BIORETENTION	BOTANICAL NAME / COMMON NAME	SIZE
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal
	Carex obnupta / Slough Sedge	1 gal
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal
	Libertia peregrinans / New Zealand Iris	1 gal
	Polygonatum odoratum / Solomon's Seal	1 gal
	Polystichum munitum / Western Sword Fern	1 gal

GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny	4"pot	18" o.c.

Parrotia persica

Liriope muscari 'Big Blue'

Spiraea japonica 'Firelight'

Hakonechloa macra 'Aureola'

Rhododendron x 'Ramapo'

Polystichum munitum

section 5.0
context analysis

1. Stone Way N

2. Fremont Community School

3. Seattle Public Utilities Transfer Station

4. Nohala Park

5. Gas Work Park

6. Retails

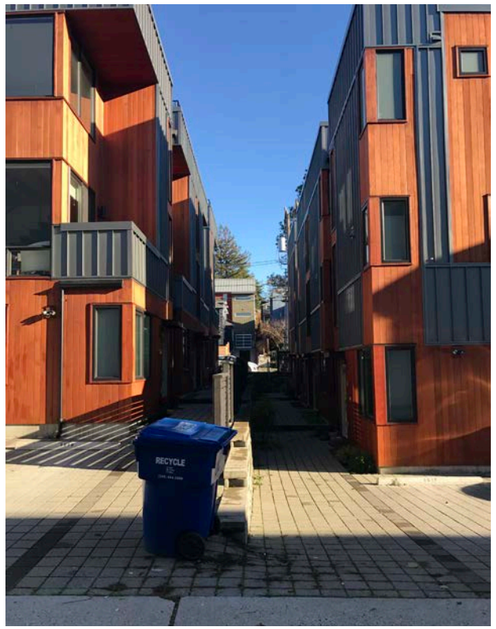
7. Corporate Headquarter

8. Apartment buildings

neighborhood photos

1. Industrial Warehouse To The South

2. Townhouse Development Across Interlake



2. Townhouse Pathway

1. Industrial Commercial zoning one block south to site
2. Similar scale newly developed townhouse across Interlake Ave N.
3. Low height commercial building across Interlake Ave N
4. Immediately north of site is a two-story single family building
5. Immediately south of site is a two-story triplex
6. Further south of site are townhouse units and apartment residences
7. Townhouse residences in the neighborhood typically have high bank front terrace to accommodate terrain change and define edge

3. Commercial Building Across Interlake

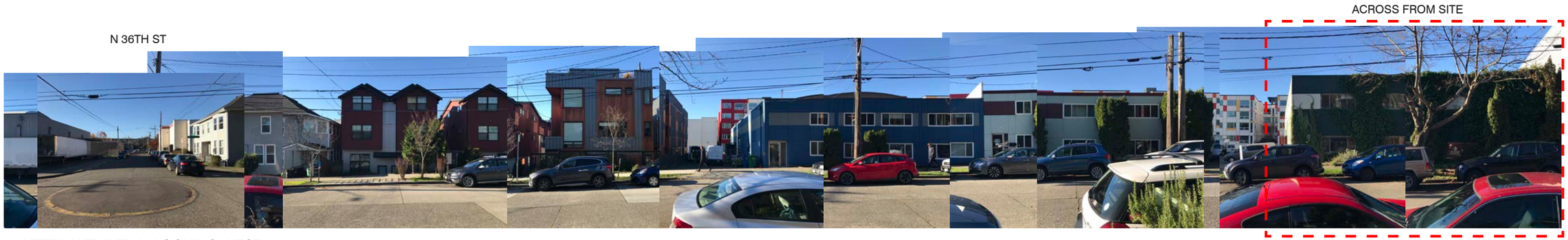
4. Single Family House North Of Site

5. Triplex South Of Site

6. Townhouse Development South Of Site

7. Typical Front Terrace Of Nearby Townhouse

street views



1. INTERLAKE AVE N - LOOKING WEST

2. INTERLAKE AVE N - LOOKING EAST

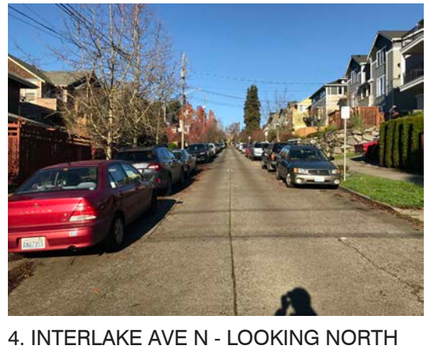
street views

SITE

N 38TH ST

3. INTERLAKE AVE N - LOOKING SOUTH

N 36TH ST



4. INTERLAKE AVE N - LOOKING NORTH

section 6.0
zoning data

Zone	LR2
Overlays	Fremont(Hub Urban Village)
Lot Size	4,400 SF
Structure Height	30 feet
FAR	1.2
Allowable GFA	5,280 SF
Setbacks	Front: 7 average, 5 minimum
	Back: 7 average, 5 minimum
	Side: 7 average, 5 minimum
Amenity Area	approximately 2,160 SF (49% of lot)
Required Parking	None (Frequent Transit)
Solid Waste Storage	(6) 2' x 6' footprint

zoning map

use map

SINGLE FAMILY

MULTI FAMILY

COMMERCIAL

INDUSTRIAL

GOVERNMENT

PARK SPACE

section 7.0
design guidelines

applicant-selected guidelines & response

CS1-B / CS2-A / CS2-D-4 / CS2-I,IV / PL1-C-1

CS2-A / CS2-C-2

CS1 Natural Systems and Site Features

CS1-B Sunlight and Natural Ventilation
Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

Applicant Response:
The proposed development uses setbacks and a central court to provide daylight and ventilation to all unit. All units have south facing exposure and 4 of the 6 units have exposure on three sides. The central court provides direct sunlight to the existing single family residence to the north.

CS1-C Topography
Land Form: use the natural topography and/or other desirable land forms or features to inform the project design.

Applicant Response:
Each unit of the proposed development steps up to follow the natural slope of the site and to create better connection to the street and the view for the rear units.

Wallingford Supplemental Guidance
Landscape Design to Address Special Site Conditions: The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

Applicant Response:
Front terrace and planter are incorporated into the design in response to the steep elevation change. Planting strip between sidewalk and retaining wall creates a layered topographic change. The access walkway gradually rises through the site in response to existing grade.

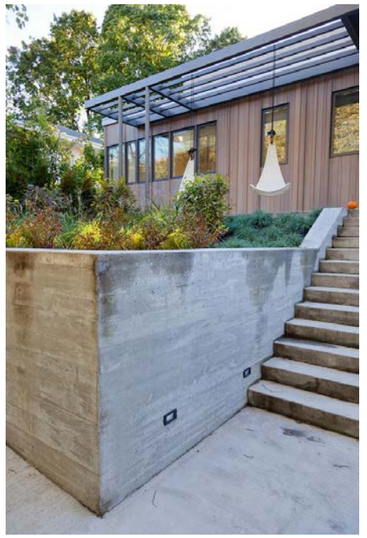
CS2 Urban Pattern and Form

CS2-A Location In The City And Neighborhood
1. Sense of Place: emphasize attributes that give the site its distinctive sense of place…including patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water of significant trees, open spaces, iconic buildings.2. Architectural Presence: evaluate appropriate presence given the context and design. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Encourage all building facades to incorporate design detail, articulation, and quality materials.

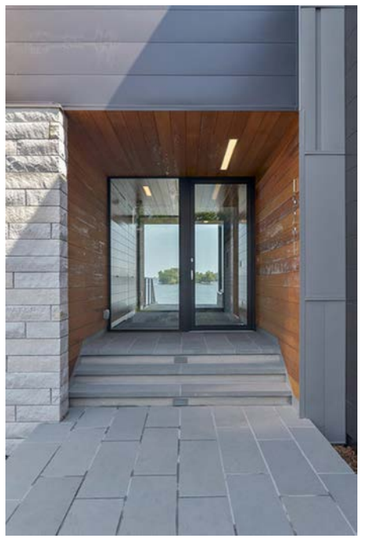
Applicant Response:
All the units have primary living space facing south with views to Lake Union/Downtown. Clean, topographical form, building articulation, wood accents, and integrated open spaces create a contextual response that can bridge between single and multifamily.

CS2-C-2 Relationship To The Block: Mid-Block Sites
Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors.

Applicant Response:
A “hilclimb” punctuated with open spaces, material transitions, entries, lighting, and landscape creates a strong path into the midblock site. Strong street edge of rockery, retaining wall, and planter and front terrace is continued.



CS1 Wallingford Supplemental / CS2-C-2



PL3-A-1/2: recessed entry with wood siding

CS2-D-4 Height, Bulk, and Scale: Massing Choices
Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing.
Applicant Response:
The six units are seperated into two buildings to form a courtyard in the center to break down the scale and to provide daylight, ventilation, and connectedness for the neighboring structures.

Wallingford Supplemental Guidance

CS2-I Responding to Site Characteristics
ii. Design public and private outdoor spaces to take advantage of sun exposure.
Applicant Response:
Center courtyard and private yard open to south allows for sun exposure.

CS2-IV Height, Bulk and Scale Compatibility
iv. Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks.
Applicant Response:
See CS2-D-4 response above.

CS3 Architectural Context and Character

CS3-A-1 Emphasizing Positive Neighborhood Attributes: Fitting Old and New Together
Create compatibility between new projects and existing architectural context, including historic and modern design, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
Applicant Response:
Compatibility with historic and contemporary context. Flat roofs are common and simple building materials are common.

CS3-A-4 Emphasizing Positive Neighborhood Attributes: Evolving Neighborhoods
In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
Applicant Response:
Transitional neighborhood, proposed development focuses on simple massing, clear legibility of units, substantial shared open space, and articulated material and detailing as an exemplary project for others to build upon in the future.

PL1 Connectivity

PL1-C-1 Outdoor Uses and Activities: Selecting Activity Areas
Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.
Applicant Response:
Shared courtyard is connected directly to the hillclimb and provide sun exposure and views.

PL2 Walkability

PL2-B-1 Safety and Security: Eyes on the Street
Create a safe environment by providin lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street level uses.
Applicant Response:
Doors and windows on street facing facades encourage natural surveillance while mitigating privacy.

PL2-B-2 Safety and Security: Lighting for Safety
Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian, entry lighting, and/or security lights.
Applicant Response:
Sufficient lighting provided at pathways and entries.

PL2-D Wayfinding
Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.
Applicant Response:
Address is clear labeled at the front terrace retaining wall. Unit signages are visible along the hillclimb and near entries.

Wallingford Supplemental Guidance

PL2-I Pedestrian Open Spaces and Entrances
i. Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.
Applicant Response:
Entries are placed on the street facing facade and along the walkway which is directly visible from the street.

PL3 Street-Level Interaction

PL3-A-1 Entries: Design Objectives
1.d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.
Applicant Response:
The primary unit entries are obvious with clear lines of sight to the street and the shared courtyard space. Weather protection is provided with shallow recessed stoops and overhead shelter that contribute to a sense of unit identity while emphasizing safety and security.

PL3-A-2 Entries: Ensemble of Elements
Design the entry as a collection of coordinate elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider potential of overhead shelter, transitional spaces, ground surface, and building surface / interface.
Applicant Response:
Inegration of landscaping with paver pathway, one step up to wood stoop, transparent window next to entry doors, shallow recess and overhead at entry door for coverage and downlight.

PL1-C-1 / PL2-1 / PL4-A-2

PL2-B-1 / PL3-A-1,2 / PL3-B-2 / DC2-C-1

PL3-B-2 Residential Edges: Ground-level Residential

Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.

Applicant Response:

The entries for units are elevated above the street level and front high-bank planter and terrace is designed to define the edge.

PL4 Active Transportation

PL4-A-2 Connections to All Modes

Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

Applicant Response: Direct connection between existing public sidewalk and the on site pedestrian hillclimb. Clear paved path defines the main walkway and provide direct access to all units.

PL4-B-2 Planning Ahead for Bicylists: Bike Facilities

Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

Applicant Response:

Overhead shelter near the entries to units provide convenience and safe place for bikes.

DC2 Architectural Concept

DC2-A-1 Massing: Site Characteristics and Uses

Take into consideration the site characteristics, proposed uses of the building, and it's open space. Sites with varied topography may require particular attention to massing and arrangement.

Applicant Response:

Building steps up following the topography to creat a more harmonious massing to the site.

DC2-A-2 Massing: Reducing Perceived Mass

Use secondary architectural elements to reduce perceived mass, such as recessed or indentations in the building envelope, adding balconies, bay windows, porches, canopies, and highlighting building entries.

Applicant Response:

The perceived mass of the 3 story structures is reduced by provided recessed entry stoops, carved out openings on the facade, and sloped roof parapets.

DC2-B-1 Architectural Façade Composition: Façade Composition

Ensure all facades are attractive and well proportioned through the placement and detailing of all elementsincluding bays, fenestration, materials, and any patterns created by their arrangement.

Applicant Response:

Façades use regular window openings. Materials are consistent around all sides of the structures with a articulated wood siding at entries.

DC2-B-2 Architectural Façade Composition: Blank Walls

Avoid, where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or designtreatments at the street level that have human scale and are designed for pedestrians.

Applicant Response:

There are no blank walls proposed. The groud level units facing the courtyard has the fewest windows with bedrooms spaces.

DC4-A

DC2-D-1

DC2-C-1 Secondary Architectural Features: Visual Depth and Interest
Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or othersecondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian, which may include distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high quality surfacematerials and finishes.
Applicant Response:
Recessed entries use articulated wood sidings which extends along the facade upwards.

DC2-C-3 Secondary Architectural Features: Fit With Neighboring Buildings
Consider aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials. Use trees and landscaping to enhance building design and fit with context. Create a well-proportioned base, middle, and top to the building in locations where this might be appropriate considering surrounding buildings.
Applicant Response:
Proposed structure design relates to neighboring contemporary buildings. Proposed landscaped courtyard enhances building design.

DC2-D-1 Scale and Texture: Human Scale
Incorporate architectural features, elements, and details into building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to first three floors to maximize opportunities to engage the pedestrian.
Applicant Response:
Recessed entries and overhead shelter at all units add human scale. Walkway paver materials and integrated landscaping enhance the pedestrian environment.

DC2-E-1 Form and Function: Legibility and Flexibility
Strive for balance, design such that primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needsevolve.
Applicant Response:
The regular repeating openings establish legible units.

DC3 Open Space Concept

DC3-B-1 Open Spaces Uses and Activities: Meeting User Needs
Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
Applicant Response:
Shared courtyard size and features creates a flexible outdoor space for active use by the community of homeowners.

DC3-B-4 Open Spaces Uses and Activities: Multifamily Open Space
Design common and private open spaces to encourage physical activity and social interaction. Examples include areas for gardening, children's play (covered and uncovered), barbeques, meetings, crafts or hobbies.
Applicant Response:
Social interaction encouraged through courtyard space and all entries accessed from the hillclimb.

DC3-C-1 Design: Reinforce Existing Open Space
Reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. If no strong patterns exist, intitiate open space concept for future projects to build upon.
Applicant Response:
The strongest pattern of open space in the neighborhood is the elevated front terrace and central courtyard. The proposed development reinforce the exsiting patterns.

DC3-C-2 Design: Amenities and Features
Create attractive outdoor spaces well suited to the project uses. Use a combination of hardscape and plantings to shape spaces and screen less attractive areas as needed.
Applicant Response:
Hardscaped and landscaped courtyard. Landscaped strip is designed along the hillclimb.

Wallingford Supplemental Guidance

DC3-I-i Residential Open Space
a. Terraces on sloping land that create level yard space, courtyards and front and/or rear yards are all encouraged residential open space techniques.
Applicant Response:
Front terrace is designed to create open space and an attractive transition from building to to street.

DC4 Exterior Elements and Finishes

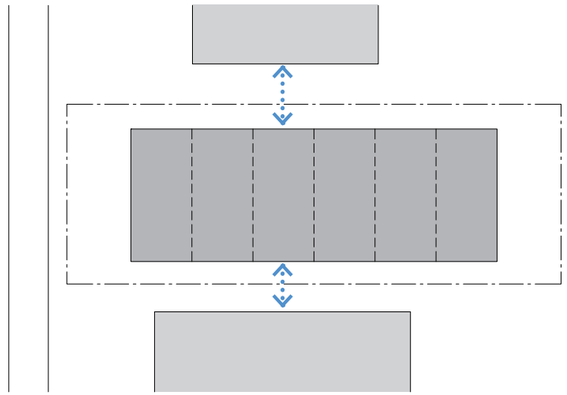
DC4-A-1 Building Materials: Exterior Finish Materials
Propose durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
Applicant Response:
Façade incorporates stained cedar siding, predominately horizontally oriented. Paver hardspace areas integrate with landscaping. Site cast concrete foundation walls and retaining walls are consistent with the neighborhood and appropriate for this project.

DC4-A-2 Building Materials: Climate Appropriateness
Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features such as balconies, grilles, and railings should be especially attractive, well crafted, and easy to maintain.
Applicant Response:
All materials durable and attractive taking into account climate appropriateness.

DC4-C-1 Lighting: Functions
Use lighting to increase safety and to highlight architectural or landscape details and features such as entries, canopies, plantings, and art.
Applicant Response:
Lighting along pedestrian and courtyard pathways and at unit entires all maintain adequate illumination levels for safety while highlighting architectural and landscape design features.

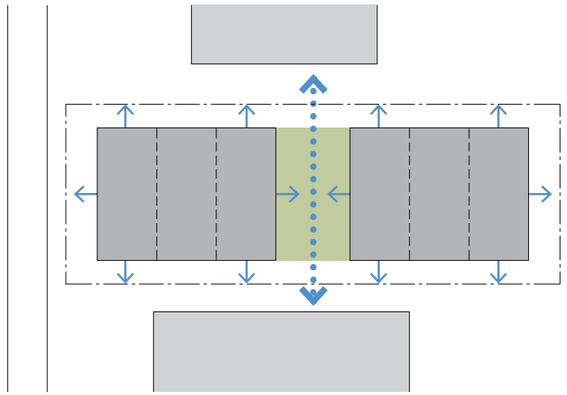
section 8.0
architectural concept

6 in a row



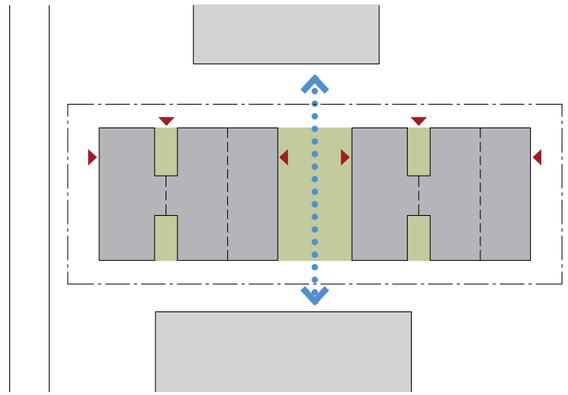
Blocks views, daylight, and ventilation for neighbors. Limits exterior exposure for 4 of 6 homes that are bound by two party wall.

split



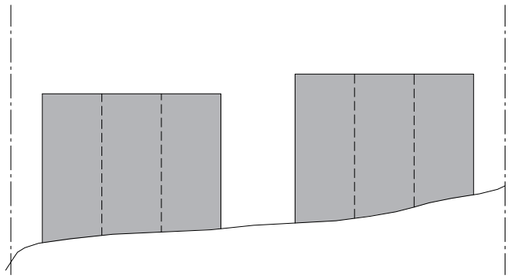
two 3-unit building - forms courtyard and enhance connectivity for neighbors. 4 units with 3-sided exposure

notch



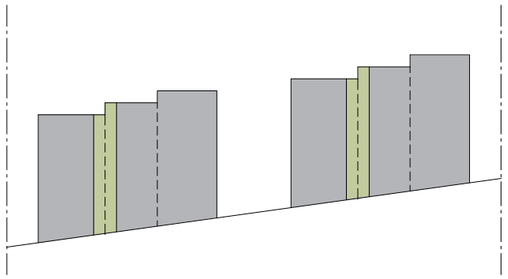
notching - modulates building mass, shortens facade length and defines unique entry sequence to each unit

big step



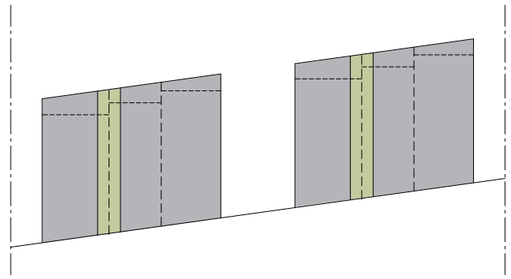
respond to slope of site

small step



elevate prospect and view for each unit - look over instead of across

unify form



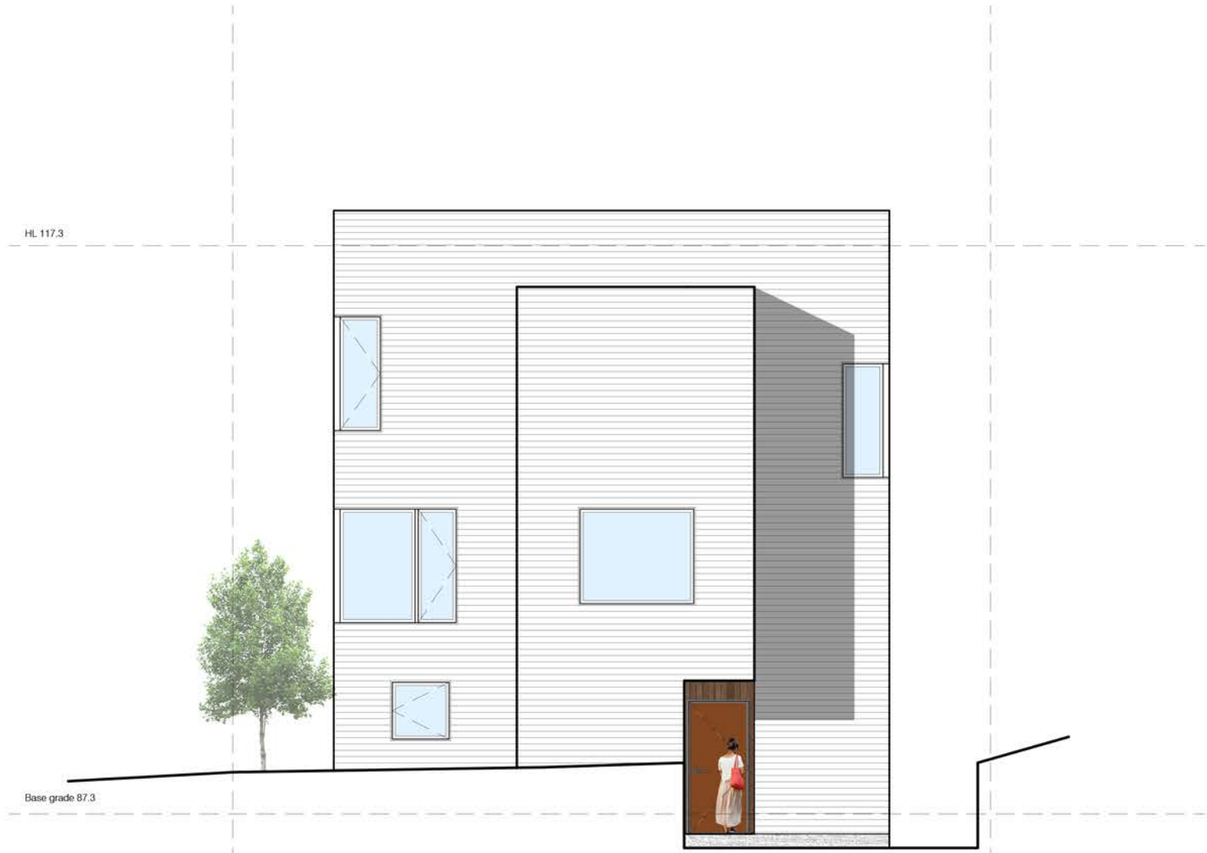

stepping roof terrace
re-entrant
center courtyard

elevations

West Elevation_Street
scale 1/8”=1’-0”

East Elevation_Courtyard
scale 1/8”=1’-0”

West Elevation_Courtyard
scale 1/8”=1’-0”



East Elevation_Rear
scale 1/8”=1’-0”

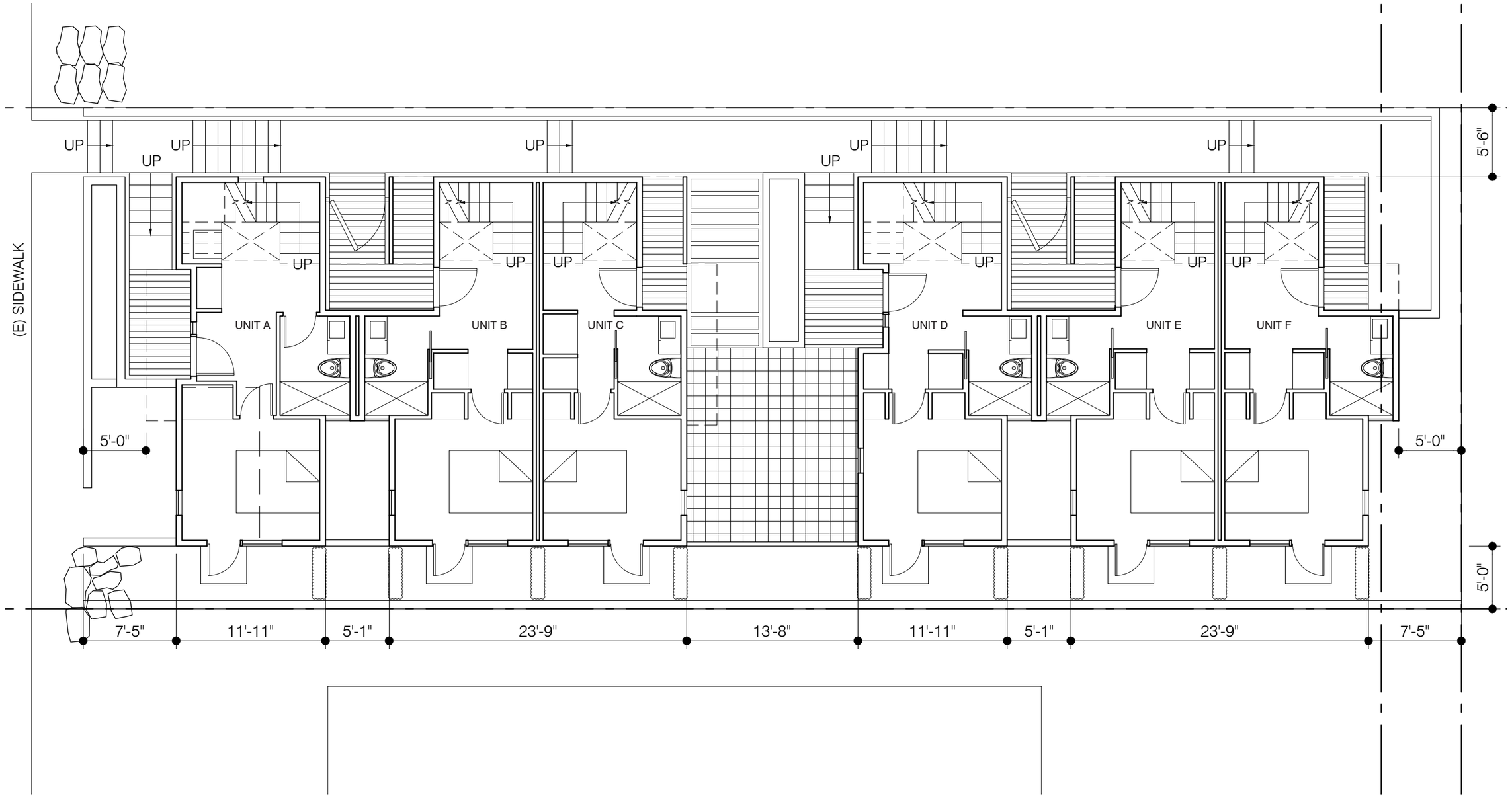
elevations

South Elevation
scale 1/8”=1’-0”

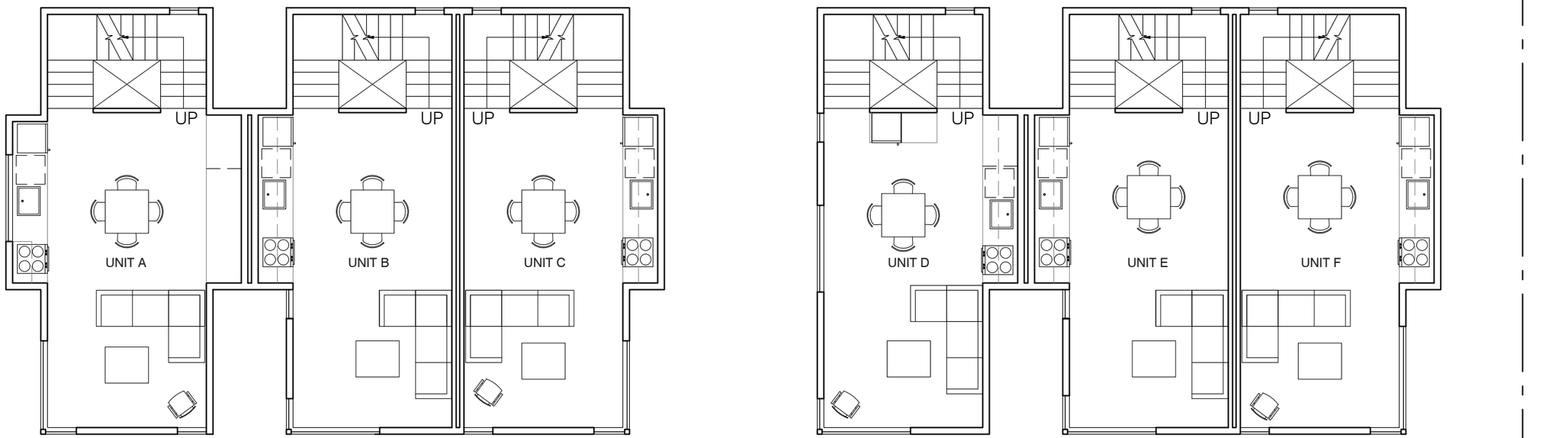
elevations

North Elevation
scale 1/8”=1’-0”

plans

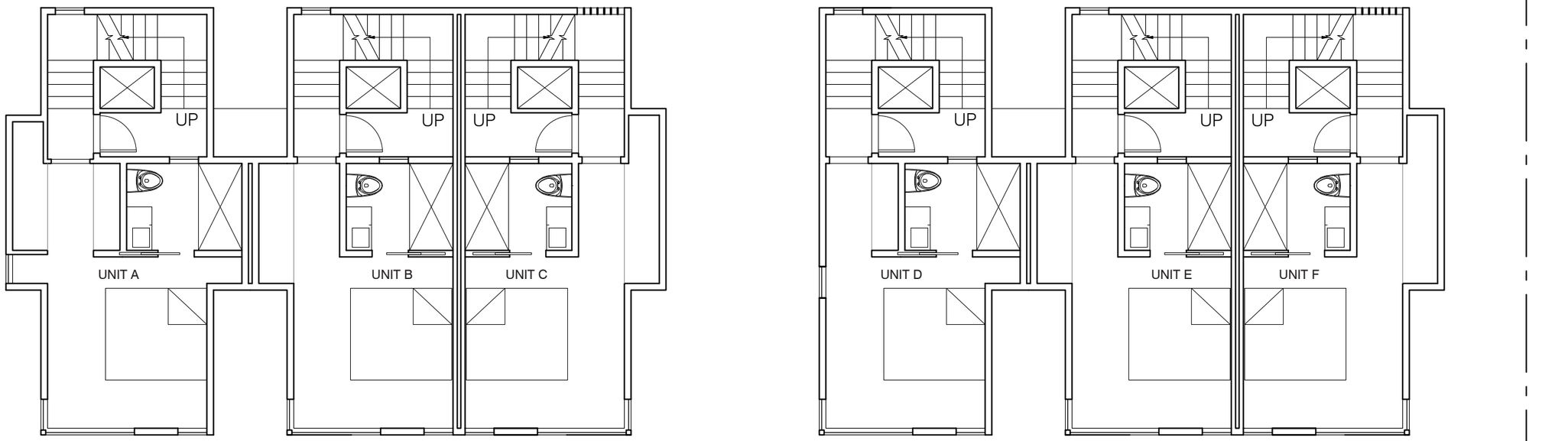


First Floor Plan
scale 1/8”=1’-0”



Second Floor Plan
scale 1/8”=1’-0”

plans



Third Floor Plan
scale 1/8”=1’-0”

Roof Plan
scale 1/8”=1’-0”

views

DC4-A-1,2
secondary architectural features

PL2-D
wayfinding

PL2-B-1
safety and security

PL3-A-1,2
entries

DC2-C-1
secondary architectural features

PL2-D
wayfinding

CS2-C-2
relationship to the block

PL3-B-2
residential edges

street facing facade
northwest

views

CS2-A
location in the city and neighborhood

DC2-B-1
facade composition

street facing facade
southwest

views

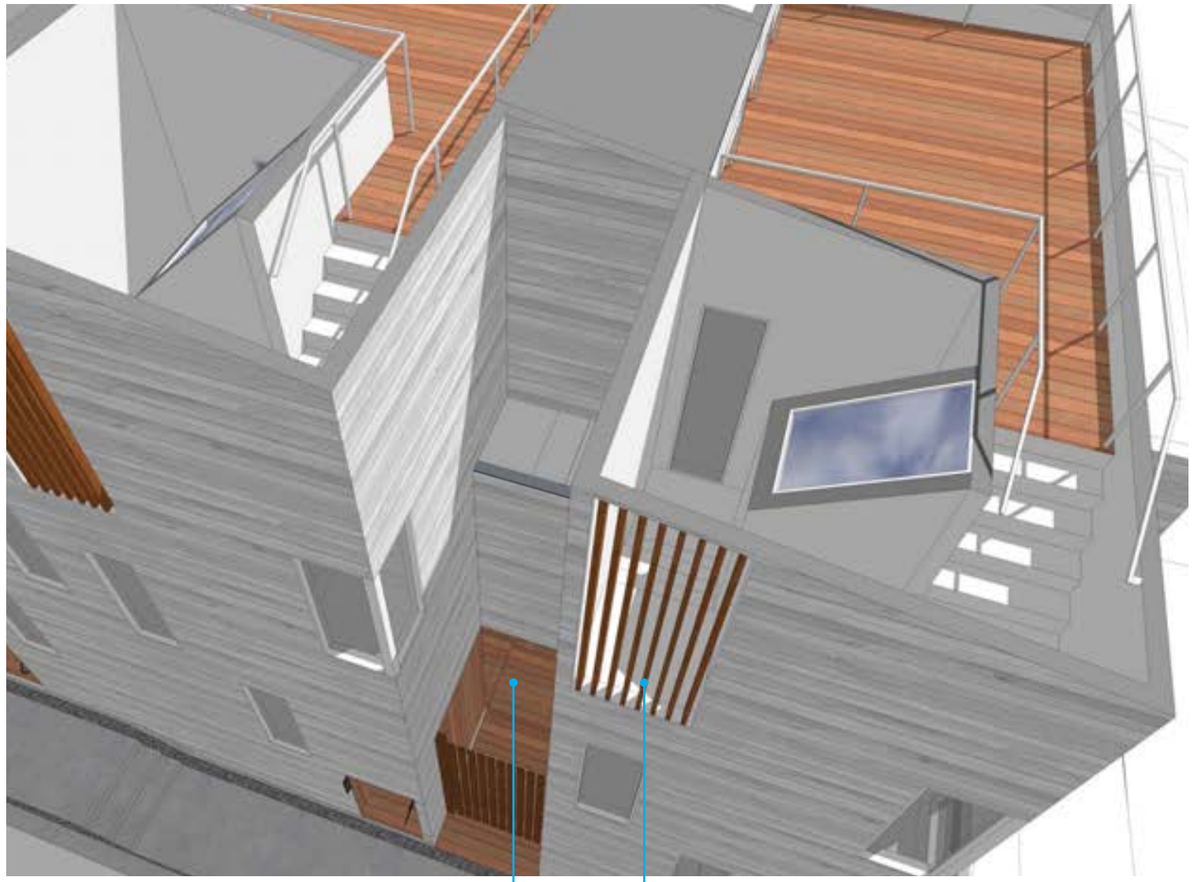
pathway to courtyard

courtyard looking south

courtyard looking north

pathway looking back to street

views



re-entrant

rooftop

birdeye - northwest

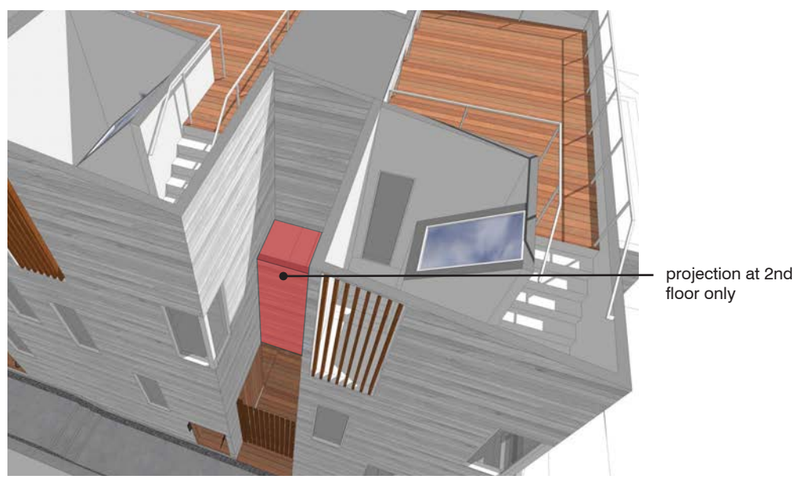
birdeye - southwest

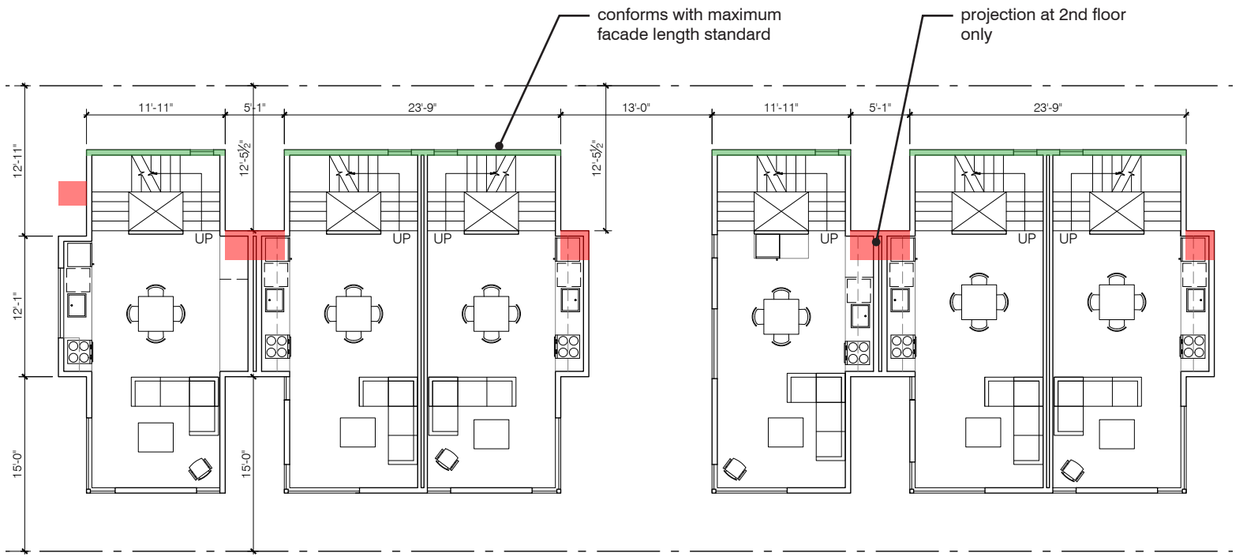
section 9.0
adjustment

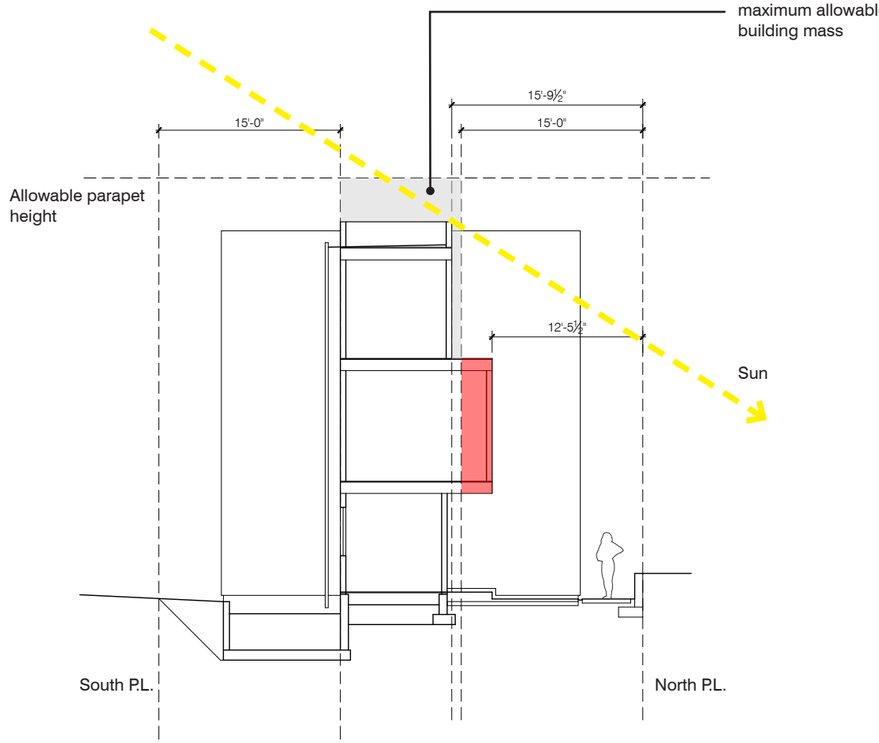
1) standard: SMC 23.45.527.B.1
Maximum facade length in Lowrise zones.
requirement: The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

proposed adjustment:
Request adjustment to allow decreasing of the required depth of the 15 feet to 12 feet 5.5 inch, only at 2nd floor level.

rationale:
Thr building projects into the 15 feet distance only at 2nd floor. 1st floor and 3rd floor distance is increased beyond 15 feet to minimizes the impact on the facade length. The depth at the roof/parapet is greater than code required and lower than allowable height limit, providing more daylight to north neighbor and smaller perceived mass. The projection at 2nd floor also provides weather protection at entry and creates additional articulation. Instead of a three story vertical wall in the notch, the projection creates a better defined entry, weather protection, a more human proportioned space.







2) standard: SMC 23.45.518.A
Front and Rear Setback in Lowrise zones.
requirement: 7 average; 5 minimum

proposed adjustment:
Request adjustment to allow decreasing of the required front and rear setback to 6.4 average and 5 minimum.

rationale:
The reduction of the front and rear setbacks to 5.0’ min and 6.4’ average will allow the courtyard to be 2’-3” wider.
1. This provides additional daylight and ventilation to the north neighbor;
2. Creates a larger and more usable, shared common area for the project’s home owners;
3. Allows for better defined entries to townhomes C and D.

The facades that face the front and rear yards are composed of the predominate facade plane, a recessed entry and a projecting bay. The predominate facade planes are located 7’-5” from the property line and exceed the 7’-0” average.

The bay on the street facing facade is located on levels 2 and 3. The bay is around 12 feet wide which is 20% wider than a bay that would be allowed to be excluded from the setback average calculation. As it is contributing to the average, the average is reduced to 6.4 feet. As the predominant facade is located farther from the street than the required average setback and the other element contributing to the average setback is a bay, the overall bulk and perceived distance between the strucure and the street is less than a conforming facade located 7’ from the property line.

The wider bay allows for a functional kitchen with an active working counter overlooking the street.