

1427 Seyburn Garage
BLD2021-01400
May 17, 2021

SCOPE:

- Construct a new 1 story, 2-car garage in rear yard of residential home, with vehicle access from the alley
- Exterior cladding to be 4" horizontal vinyl siding w/vinyl shake siding on east gable facing the home. Color to match existing home's brick and siding colors
- Asphalt shingle roof with 3 skylights
- 2 access doors; 1 36" door from the south façade and 1 72" French doors centered on the east façade
- 2 new vinyl awning style windows, adjacent to double door on east façade
- Gooseneck lighting over side door and on east façade; security light on west façade over the garage door
- Cedar pergola over French doors on east façade

The area where the garage will be built is currently vacant and at one point had a structure on it. All remnants of that structure were gone when we purchased the home.

In 2018 the commission approved the renovation of the home along with the construction of a 2-car garage. The garage that was approved was taller (1.5 stories) since we were intending to create a lofted space for storage. The previous garage also had 4" horizontal vinyl siding & shake along with 2 vinyl single hung windows, placed on the east and west gables. There were 2 single garage doors off the alley and one 36" access door on the east façade. In the commentary one of the commissioners mentioned they would have liked to have seen more windows on the façade as it seemed rather plain. This was not a requirement for approval, only a suggestion. Due to budgetary constraints were not able to complete the garage under the original permit, however to prepare for the structure we did run a sewer tap and water line to the NE corner of where the garage would be placed.

Our current submission maintains a lot of the same items that were originally approved but differs in a couple notable ways. Due to the rising cost of materials, particularly lumber, we lowered the height to a single-story structure. We also eliminated the double garage doors for a single, 18' door. In response to the commission's comments regarding windows on the east façade, we included a 72" French door as well as 2 awning windows on either side. We have also included a decorative pergola over the door and intend to build a wooden outdoor sink, once the garage is complete. Lastly, to maximize light into the space we've included 3 non-operable skylights on the roof.