



Legislation Text

File #: PC 20-010, **Version:** 1

Staff Concurrence: Roofing and skylight on new construction in the Canemah district - 413 4th avenue

RECOMMENDED ACTION (Motion): Staff recommends the HRB confirm whether the proposed roofing and skylight meet HRB policies.

BACKGROUND: The applicant has proposed specialty roof shingles and skylights that were not originally approved by the HRB as part of HR 16-02 for new construction.

HRB Policies allow for composite 3-tab or architectural shingles, but is silent on this type of roofing. The proposed shingles have a different shape and no known precedent. Staff finds that it is similar to architectural shingles but seeks confirmation from the Board.

The design guidelines for new construction say that skylights are acceptable on inconspicuous roof slopes, with skylight close to roof plane and rectangular in shape. Skylights on street-side roofs are not allowed. The proposed skylight is on a side-facing roof plane but would be somewhat visible from 4th Avenue. Staff finds that the skylight is inconspicuous and acceptable.

Staff concurrence is a process by which staff may verify a staff-level decision with the Board. Staff are authorized by the code to approve requests that meet the HRB policies. On rare occasions, where the policy is not 100% clear or there is not a precedent for approval, staff will ask the Board for concurrence, or agreement, with the staff decision, to ensure that decisions are compatible and consistent.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: