
MEMORANDUM

To: FILE

From: Jean Fraser

Subject: Application ID: 2013-228

Date: 12/11/2013

Comments Submitted by: Marge Schmuckal/Zoning on 10/18/2013

This project is for 29 new dwelling units and 34 parking spaces. Two existing buildings will be demolished to make way for this project. The East Cove property is currently a legal single family. 79 Walnut Street is a legal four family. The front of this large property is along Walnut Street. The minimum street requirement of 70' is being met. The initial review indicates that the minimum setback are being met. However, I would like clarification concerning the front setback for unit #1. Is the averaging method being used? Or is the applicant depending upon another part of the Ordinance for the front setback along Walnut Street to be less than 10'. I would also like a better zoning analysis done for the newly configured lot of 128 North Street. The rear setback may be nonconforming by the rear bump out. A bit more information on that lot would be required (remaining lot size - show old lot lines compared to the new etc.).

The height requirement appears to be met. However, the narrative mentioned average grades. I did not see the methodology for the average grades. The average grade was not indicated on the building elevations. Please explain the details a little bit more.

I just wanted to be sure on the plans that the "yellow" outline is the edge of the building outline for setback purposes, and not the "black" line. Please confirm.

Marge Schmuckal
Zoning Administrator