
MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2013-228
Date: 12/4/2013

Comments Submitted by: Marge Schmuckal/Zoning on 12/4/2013

There seem to be two outstanding zoning issues that Marge needed addressed. The first relates to the bumpout on the rear of the building at 128 North Street. It appears that this "bumpout " is a bulkhead which encroaches into the 20' rear yard setback. Section 14-425 allows a "basement bulkhead" whose area does not exceed 50 square feet and which does not project more than 6' from the principal structure to encroach into any required yard setback. The section also stipulates that the bulkhead may not be more than 24 inches in height. If the bulkhead at 128 North Street meets this criteria, then the proposed lot line meets zoning.

The second issue is the utility closet which encroaches into the 20 rear yard setback. Section 14-139(a)(4)(b) states that the rear setback for "principal and attached accessory structures with ground coverage greater than one hundred (100) square feet" is 20 feet. When the accessory structure is attached to the principal structure, it is part of the principal structure and therefore the ground coverage includes the footprint of the principal structure and the attached accessory structure. Since the footprint of both together is over 100 square feet, the utility closet needs to meet the 20' rear setback. At this point it does not. - Ann Machado