**Memorandum for Pre-Application Meeting – Zoning Comments**

From: Chris Stacey, Zoning Specialist

To: Barbara Barhydt, Development Review Manager

Date: January 30, 2017

RE:  **9 Merrill St, CBL 014 F015**

*Zoning staff has reviewed the submitted pre-application materials submitted and has the following comments. Please note that these are informal and preliminary comments only. Compliance with zoning criteria will be verified during the permitting process.*

The preliminary plans seem to show general compliance with the R-6 zoning standards for this proposed 4-unit residential building.

* Minimum lot area per DU is 725 sf – Has at least 800 sf per DU – OK
* Front yard 5’ or avg. of abutting front yards – Plan shows proposed front setback of 0’. Final plans will need to demonstrate that the average of the front yards on either side of the property is 0’.
* Rear yard 10’ – Plan shows rear setback of 10’1” – OK. The egress window well appears to possibly project into the setback; this would be OK per 14-425 provided the window well does not project out more than 2’ from building.
* Side yards 5’ – Plan shows building maintaining 5’ setbacks on both sides – OK
* Max height 35’ (without stepbacks) – Plan shows height of 34.5’. This will need to be verified with an elevation view showing average grade and explaining how average grade was calculated.
* Roof structures (elevator and stair shafts) are limited to the minimum size necessary to accommodate the mechanical elements and code-compliant staircase. This will be confirmed on final plans. An open rooftop deck is excluded from this requirement.
* Final site plan will need to demonstrate 20% minimum landscaped space requirement.
* Requires 1 off-street parking space (3 DU’s exempt) – shows single bay garage – OK