**127 York Street – Harborview Townhouses – 044-A-4 & 5 - #2011-214**

April 12, 2011

This property is an existing 12 unit property. The applicant wants to add 7 residential dwelling units within a separate building. The entire property is located in an R-6 Zone.

There are several important issues before I can sign off on this project.

1. The applicant did not apply section 14-139(b)1 correctly. This land can only allow a maximum of 18 dwelling units instead of the total of 19 being proposed.
2. I was given the average grade, but I do not see the elevation of the top of the highest roof beam. Before I can determine the height of this building I would need to see that figure.
3. The building elevation sketches lead me to believe that the proposed building may be 4 stories and not three stories. I would need more information to analyze that compliance. If it turns out that this building is actually 4 stories, then the side setbacks are wrong on the plans. 12’ instead of 10’ would be required.
4. I do not think that the open space ratio was correctly determined. I would want supporting documentation concerning this. The open space cannot include impervious surfaces nor parking. It does not appear that 66% of the lot meets the definition of open space as defined in the Ordinance.
5. I am not sure that all overhangs and projections have been shown on the building site plan.
6. I am not sure what all the markings around the building refer to.
7. I am also seeing a mention on the plans that two signs on either side of the driveway would be proposed. Two signs would not be allowed and not within 5’ of the property line for site line purposes. Sign permits are a separate application, but I don’t mind reviewing the concepts at this stage.

Marge Schmuckal

Zoning Administrator