
MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2013-187
Date: 9/5/2013

Comments Submitted by: Marge Schmuckal/Zoning on 8/30/2013

This project is to demolish an existing (abandoned) two family dwelling and to replace it with a 6 residential condominium. The project is in the R-6 zone and uses the regular R-6 zone dimensional requirements. However, because the existing building is on the existing rear property line, the rebuild is able to be moved forward and use section 14-433 to allow building additions to be within 5' of the side and rear line for buildings existing as of July 19, 1988. The existing building was present well before that date. The required front setback is being met.

The building height is being met (under 45'). However, the dimensions are being shown to the joist bering and not to the top of the joist as required by definition. I would like to see revised drawing that show the building height from grade (or average grade) to the top of the roof beam.

The open space ratio of 20% is being met at 25.56% per the information given. The 50% lot coverage is being met. 6 parking spaces are being met.

Separate permits are required for the demolition and new construction.

It is noted that the minimum 40' street frontage requirement is not being met at 27.2 feet. However, this lot is already developed and is legally nonconforming for the street frontage. They will not lose that street frontage legal nonconformity unless the present building is demolished and then no work to rebuild begins after one year.

Marge Schmuckal
Zoning Administrator