

Site Plan 2017-278

Zoning Review of the Height of the proposed structure

My review is based on a document dated September 12, 2017 from Martin Dickmann, Executive Vice-President of Action Pact Holdings, LLC. That I received via email on September 13, 2017. (attached)

§ 14-47 defines *Building, height of* as:

Building, height of: The vertical measurement from grade, or the predevelopment grade on the islands, to the highest point of the roof beams in flat roofs; to the highest point of the roof beams or the highest point on the deck of mansard roofs; to a level midway between the level of the eaves and highest point of pitched roofs or hip roofs; or to a level two-thirds of the distance from the level of the eaves to the highest point of gambrel roofs. For this purpose the level of the eaves shall be taken to mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves.

The document calls the proposed roof a “Gourmet Mansardic roof”. It is defined as “Structurally, a conventional flat-roofed building with an appended projecting element” as shown on the diagram. The roof itself is flat. This is also shown on the roof plan - plan A3.01, plan A5.01, and plan A5.02.

Although this document refers to it as a “mansard roof” based on the definition and plans, Zoning considers this a flat roof; therefore the height of the roof is measured to the highest point of the roof beam from the average grade. In the R-3 Residential Zone the maximum height is 35’.

I need to know one thing before I can confirm that the height of the proposed building meets zoning. I need to know what the height is, measured from grade to the highest point of the roof beam. If it is measured from average grade, I need to know how the average grade was determined. The numbers on the plans in the document are too small to read.

Ann Machado
Zoning Administrator