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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: July 19, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Yan Yan, Applicant
Jing Zhang, Pheonix Construction
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: Request for a special permit to further extend nonconforming height

Applicant: Yan Yan	
Site: 1 Ridge Road	SBL: 55036 0001
Zoning: SR2	Lot Area: 15,000 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 1 Ridge Road consists of a 15,000 square foot corner lot improved with a single-family dwelling constructed in 1983. The petitioners seek to make additions to the basement, first and second stories. The proposed additions alter the average grade surrounding the dwelling, further increasing the nonconforming height, requiring a special permit.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Jing Zhang, Pheonix Construction, submitted 3/1/2022
- Plan of Land, signed and stamped by Paul Finocchio, surveyor and John D. Sullivan, engineer dated 1/18/202, revised 1/24/2020, 5/26/2021, 9/7/2021, 11/3/2021, 1/10/2022, 2/25/2022, 7/6/2022, 7/15/2022
- FAR worksheet, submitted 3/1/2022, revised 7/15/2022
- Floor plans and elevations, signed and stamped by Xiaoying Chen, architect, dated 3/15/2020

ADMINISTRATIVE DETERMINATIONS:

- The petitioner intends to construct a rear addition to the basement and first story as well as an addition of a second story bedroom. The dwelling has an existing nonconforming height of 40.9 feet where 36 feet is the maximum allowed per section 3.1.3. The proposed additions alter the average grade thereby increasing the overall nonconforming height of the building to 42.3 feet, requiring a special permit per section 7.8.2.C.2. The proposed additions do not extend beyond the existing ridgeline of the building.

SR3 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	15,000 square feet	No change
Frontage	100 feet	222 feet	No change
Setbacks <ul style="list-style-type: none"> • Front (Varick Rd) • Side • Rear 	30 feet 15 feet 15 feet	29.3 feet 17.4 feet 16.7 feet	No change No change 15.3 feet
Max Number of Stories	2.5	2.5	3.5*
Height	36 feet	40.9 feet	42.3 feet*
FAR	.33	.24	.29
Max Lot Coverage	20%	NA	18.4%
Min. Open Space	65%	NA	76%

*Requires relief

- See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §7.8.2.C.2	Request to further extend nonconforming height	S.P. per §7.3.3