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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: February 4, 2014

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Michael Magee, contractor
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: **Request to build a retaining wall in excess of 4 feet in the setback**

Applicant: Michael Magee	
Site: 79 Shorncliffe Road	SBL: 72031 0024
Zoning: SR1	Lot Area: 20,600 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 79 Shorncliffe consists of a 20,600 square foot lot improved with a single-family residence constructed in 1915. The property slopes significantly from the front to back, with a grade change of approximately 17 feet. The applicants are proposing to build a retaining wall in the rear portion of the lot, which is 6 feet high at the highest point and 5 feet from the property line. Section 30-5(b)(4) requires a special permit to locate a retaining wall greater than 4 feet within a setback.

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

- Zoning Review Application, prepared by Michael Magee, contractor, submitted 1/13/14
- Site Plan, undated

ADMINISTRATIVE DETERMINATIONS:

1. Section 30-5(b)(4) requires a special permit for a retaining wall within the setback in excess of 4 feet. The applicants are proposing a retaining wall spanning most of the rear of the lot, which is 6 feet tall at it highest point, and 5 feet from the property line at its closest.

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	11,250 square feet	No change
Frontage	7,100 feet	190 feet	No change
Setbacks for existing structure			
• Front	25 feet		No change
• Side	12.5 feet		No change
			No change
• Rear	25 feet		No change

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
§30-5(b)(4)	Allow a retaining wall greater than 4 feet in height in the rear setback	S.P. per §30-24