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Candace Havens  
Director

## ZONING REVIEW MEMORANDUM

Date: April 6, 2012

To: John Lojek, Commissioner of Inspectional Services

From: Seth Zeren, Chief Zoning Code Official  
Eve Tapper, Chief Planner for Current Planning ET

Cc: Tom Timko, architect representing applicant  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: **Request to allow the construction of a new single-family dwelling with an FAR in excess of that allowed by right**

Applicant: Tim Adler	
Site: 35 Norwood Avenue	SBL: 62001 0028
Zoning: SR2	Lot Area: 9,573 square feet
Current use: Single-family dwelling	Proposed use: Single-family dwelling

### Background:

The property at 35 Norwood Avenue consists of a 9,573 square foot lot improved with a single-family dwelling. The lot backs up to Crystal Lake and part of the existing dwelling is within the 100 foot buffer. The applicant proposes to demolish the existing house and construct a new house.

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

- Architectural plans, by Michael Kim Associates, Architects, dated 1/27/12
  - A1: Floor Plan Basement
  - A2: Floor Plan First Level
  - A3: Floor Plan Second Level
  - A4: Floor Plan, Third Level
  - A5.1: Front Elevation
  - A5.2: North Side Elevation
  - A5.3: Rear Elevation
  - A5.4: Rear Elevation (actually South Side Elevation)
  - A6: Site Plan
- Calculation of FAR, by architect, unsigned, unstamped, and undated
- Revised FAR Calculation, by architect, unsigned unstamped and undated

- Calculation of average grade plan, signed and stamped by Michael P. Clancy, Surveyor, undated
- Proposed site plan, signed and stamped by Michael P. Clancy, Surveyor, dated 6/28/11
- Existing site plan, signed and stamped by Michael P. Clancy, Surveyor, dated 6/28/11

**ADMINISTRATIVE DETERMINATIONS:**

1. The property is in the SR2 zone and must comply with the dimensional standards of Section 30-15, Table 1 for a pre-1953 lot (see chart below).

SR2 Zone	Required/Allowed	Existing	Proposed
Lot Size	10,000 square feet	9,573 square feet	No change
Frontage	80 feet	65 feet	No change
Setbacks			
• Front	25 feet	25.7 feet	25.4 feet
• Side	7.5 feet	17.5 feet	9.5 feet
• Rear	15 feet	62.9 feet	48.1 feet
FAR	.39	Not provided	.45
Building Height	36 feet	25.5 feet	35.56 feet
Maximum Stories	2.5	2	2.5
Max. Lot Coverage	30%	14.8%	19.7%
Min. Open Space	50%	79.9%	66.6%

2. Per Section 30-15(u), single-family dwellings on lots in the SR2 zone of 9,573 square feet are limited to a floor area ratio of .39. The applicant's plans and calculations show that the proposed structure will have an FAR of .45. To construct the addition as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2).

3. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance	Structure	Action Required
§30-15(u)(2)	Allow an FAR of .45 where .39 is allowed by right	S.P. per §30-24