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Candace Havens
Director

WORKING SESSION MEMORANDUM

Date: November 19, 2013

To: Land Use Committee of the Board of Aldermen

From: Candace Havens, Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Daniel Sexton, Senior Planner

Cc: Petitioner

In response to questions raised at the Land Use Committee public hearing, working session, and/or staff technical reviews, the Department of Planning and Development is providing the following information for the upcoming working session. This information is supplemental to the staff analysis previously provided at the public hearing.

PETITION #141-13(2)

74 Newtonville Avenue

A request to develop retaining walls in the setback with a maximum height of 12 feet and to locate two parking spaces with the front yard setback.

The Land Use Committee held a public hearing on September 10, 2013 and a working session on October 8, 2013.

Project Design. At the working session, the Committee asked staff to work with the petitioner to better describe the scope of the project. On November 7th, the petitioner and his civil engineer met with city staff to discuss some of the concerns raised by Land Use Committee, which included: (1) What is the location of the sidewalk in relation to the proposed parking area; (2) What is the elevation and size of the deck; (3) How will the retaining walls on the sides of the proposed parking area terminate at the property line; and (4) How will the existing slope be graded to the wall? In response to these concerns, the petitioner has submitted revised the plans that appear to speak to these concerns.



Although the petitioner's civil engineer, Jim Herrick, PE, is not able to attend this working session to answer questions, he is willing to answer questions via email in advance of the meeting. If any member of the Land Use Committee chooses to send a question to Mr. Herrick, staff asks that Linda

Finucane and Daniel Sexton be included on all correspondence. Mr. Herrick's email address is: herrickconsulting@comcast.net.

Engineering Review. Should the Committee choose to approve this petition, a condition is recommended that requires the petitioner, prior to issuance of any building permit, to obtain a written statement from the Engineering Division of Public Works that confirms the building permit plans have been reviewed and found to be consistent with the City's engineering standards.

Recommendation. Based on these submittals, the Department of Planning and Development recommends **approval with conditions**.