

Department of Planning and Development



**PETITION #18-18
165 HARVARD STREET**

**SPECIAL PERMIT TO ALLOW A
DORMER WIDER THAN 50%
OF THE EXTERIOR WALL
BELOW**

FEBRUARY 27, 2017



Requested Relief



Special Permits per §7.3.3 of the NZO to:

- Allow a dormer wider than 50% of the exterior wall below (§1.5.4.G.2 and §1.5.4.G.2.b).

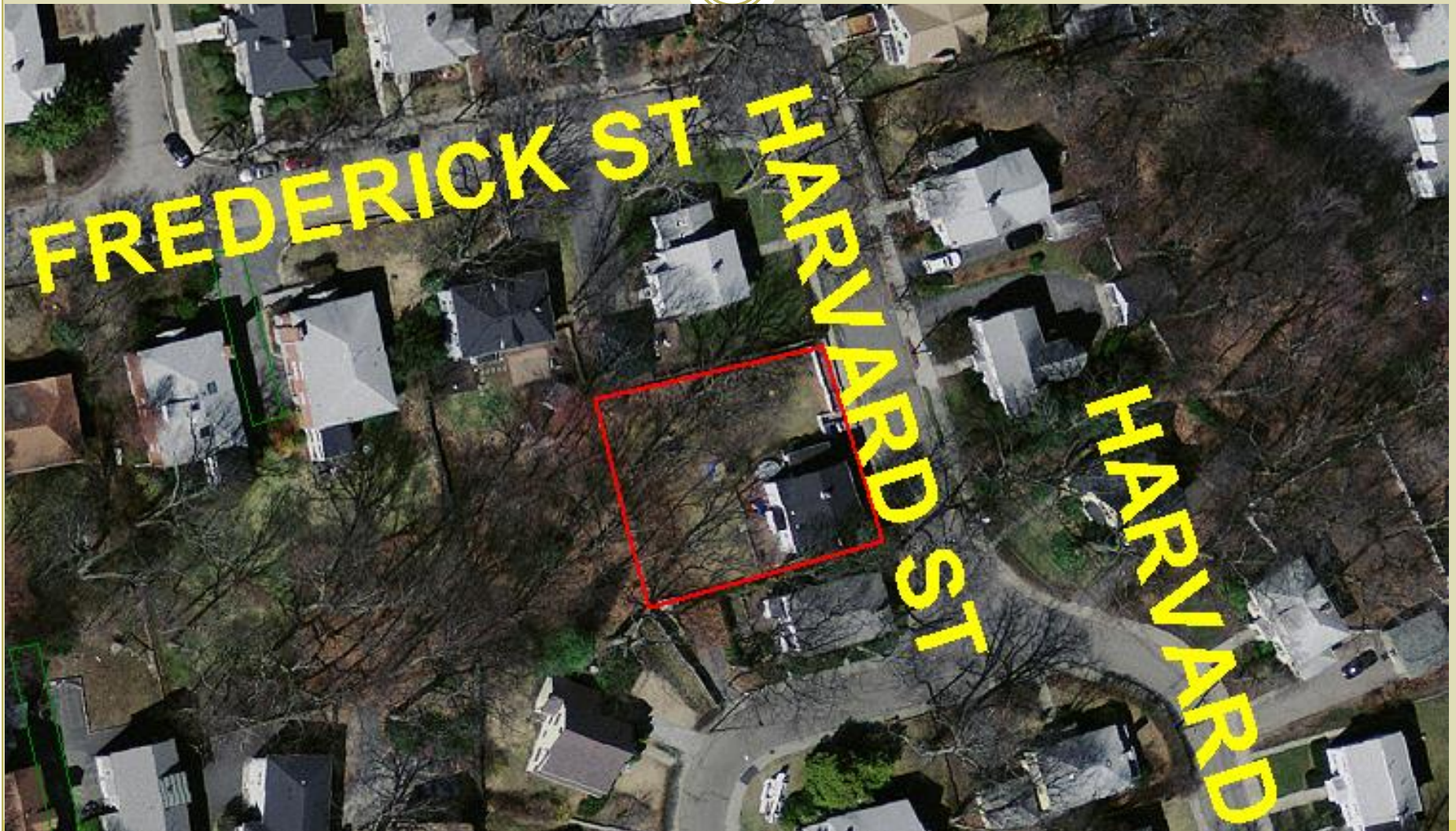
Criteria to Consider



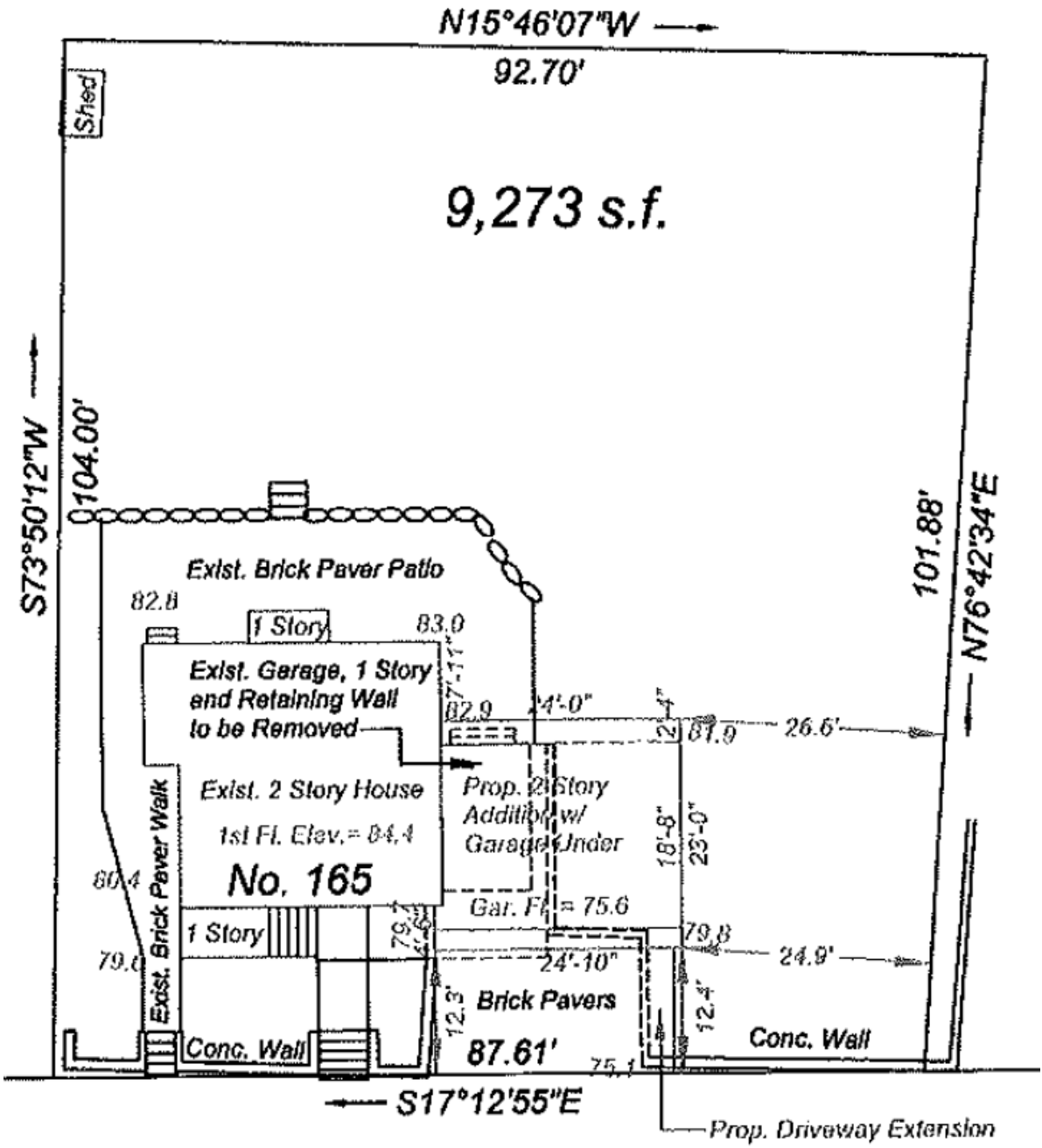
When reviewing the requested special permits the Council should consider whether:

- The specific site is an appropriate location for a single-family dwelling with dormer wider than 50% of the exterior wall below (§7.3.3.C.1).
- The proposed structure, as developed and operated, will not adversely affect the neighborhood (§7.3.3.C.2).
- The structure as proposed will not be a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3).
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4).

AERIAL/GIS MAP



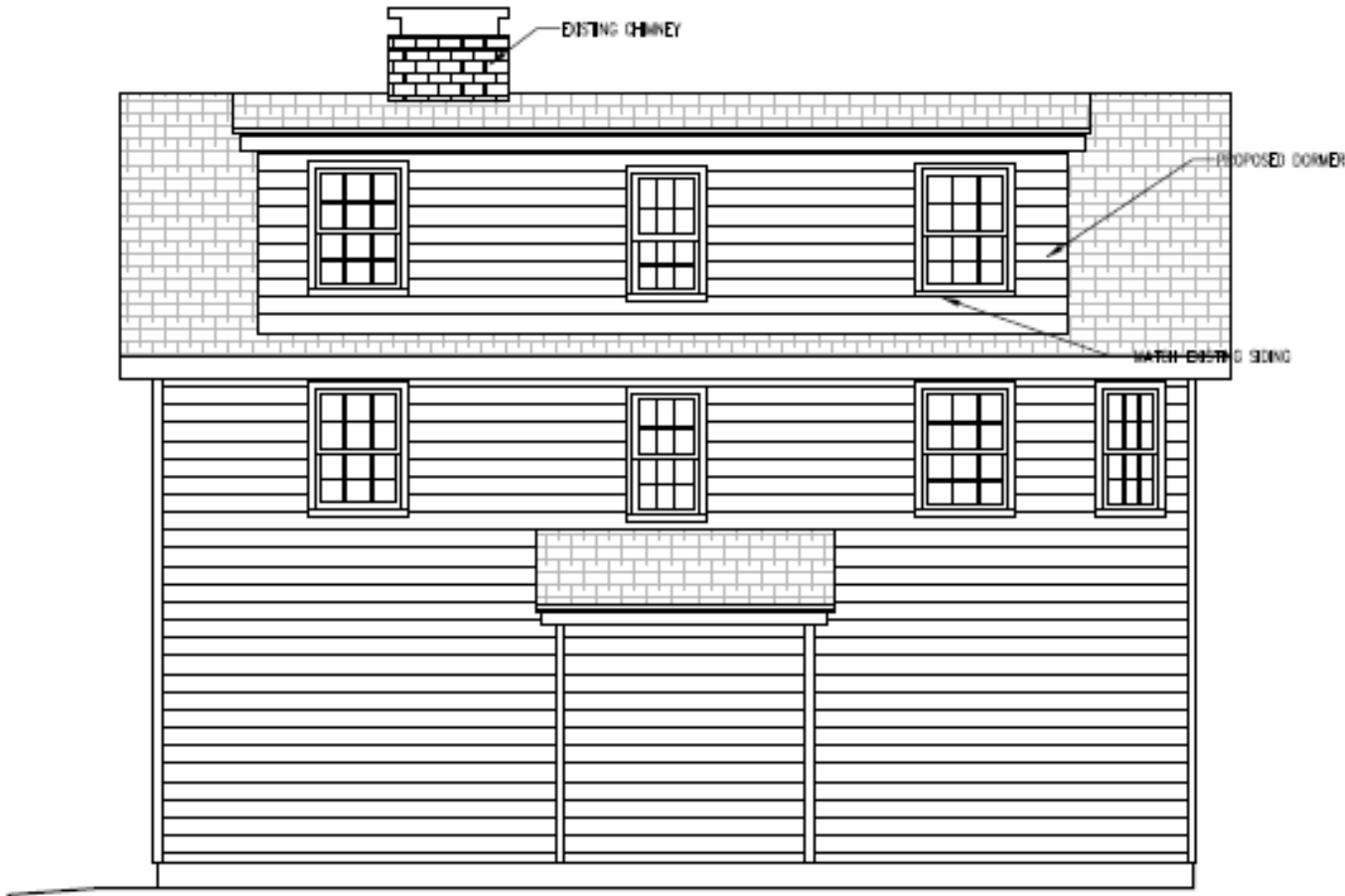
Site Plan



Existing Rear Elevation



Proposed Rear Elevation



Proposed Findings



1. The specific site is an appropriate location for a single-family dwelling with a dormer wider than 50% of the exterior wall below because dormers are featured in the neighborhood and the dormer, as proposed, will not affect the dimensional standards of an old lot in the Multi-Residence 1 zone. (§7.3.3.C.1)
2. The proposed structure, as developed and operated, will not adversely affect the neighborhood because the dormer is located on the rear façade not visible from the street. (§7.3.3.C.2)
3. The structure as proposed will not be a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

Proposed Conditions



1. Plan References.
2. Prior to the issuance of a building permit, the petitioner shall receive a final inspection for the addition known as Permit #12110758 in the Inspectional Services Department.
3. Standard Building Permit Condition.
4. Standard CO Condition.