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James Freas  
Acting Director

## ZONING REVIEW MEMORANDUM

Date: December 3, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Robert Fizek, Architect  
Daniel and Brenda Kostyk, Applicant  
James Freas, Acting Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: Request to build a dormer exceeding 50% of the length of the wall plane below

<b>Applicant: Daniel Brenda Kostyk</b>	
<b>Site:</b> 29 Kewadin Road	<b>SBL:</b> 55051 0009
<b>Zoning:</b> SR-2	<b>Lot Area:</b> 13,400 square feet
<b>Current use:</b> Single-family dwelling	<b>Proposed use:</b> No change

### BACKGROUND:

The property at 29 Kewadin Road consists of a 13,400 square foot lot improved with a single-family residence built in 1929. A rear attic dormer addition was constructed by right in 2008, and the applicants are now proposing to extend the dormer by an additional 11.5 feet.

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

- Zoning Review Application, prepared by Robert Fizek, architect, submitted 10/30/2014
- FAR calculations, prepared by Robert Fizek, architect, 10/7/2014
- Certified Plot Plan, signed and stamped by George C. Collins, surveyor, dated 10/24/2014
- Architectural Plans, prepared by Robert Fizek, architect, dated 10/28/2014
  - Third Floor Plan
  - Roof Plan
  - South Elevation
  - West Elevation
  - North Elevation
  - East Elevation
  - Rear Perspective

**ADMINISTRATIVE DETERMINATIONS:**

- The applicants are proposing to add 11.5 feet to the existing 18 foot dormer, creating a 29.5 foot wide dormer. The wall plane below is a total of 42.5 feet. Section 30-15(t)(1) requires a special permit for a dormer wider than 50% of the length of the exterior wall of the story next below. Where 29.6 feet is 69% of the wall below, a special permit is required to build the dormer as proposed.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	13,400 square feet	No change
Frontage	80 feet	95 feet	No change
Setbacks			
• Front	25 feet	60 feet	No change
• Side	7.5 feet	14.9 feet	No change
• Rear	15 feet	67.8 feet	No change
FAR	.35	.24	.25
Max Lot Coverage	30%	9.8%	No change
Min. Open Space	50%	84.5%	No change

- See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-15(t)(1)	To build a dormer wider than 50% of the wall below	S.P. per §30-24