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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: October 14, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Andrea Zaff, Architect
Brendan Smith and Courtney Kain, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow more than 700 square feet of total garage area on a lot and for oversized dormers on a detached accessory structure

Applicant: Brendan Smith and Courtney Kain	
Site: 22 Kirkstall Road	SBL: 22021 0047
Zoning: SR2	Lot Area: 33,843 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 22 Kirkstall Road consists of a 33,843 square foot lot improved with a single-family dwelling constructed in 1895 and a detached garage. The petitioners propose to raze the garage and construct a larger garage, exceeding the maximum square footage of garage area, requiring a special permit.

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

- Zoning Review Application, prepared by Andrea Zaff, architect, submitted 9/3/2021
- Plans and elevations, signed and stamped by Andrea Zaff, architect, dated 7/21/2021
- Site Plan, Existing Conditions, signed and stamped by Frank Iebba, surveyor, dated 12/7/2020
- Site Plan, Proposed Conditions, signed and stamped by Frank Iebba, surveyor, dated 8/27/2021
- FAR worksheet, submitted 9/3/2021

ADMINISTRATIVE DETERMINATIONS:

1. Per section 3.4.4.E.1 there may be no more than 700 square feet in total garage area on a lot for a residential building with one dwelling unit. The petitioners propose to raze the existing 628 square foot garage and construct a new garage with an 876 square foot footprint. Per section 3.4.4.H.1 a special permit is required to exceed 700 square feet of garage area.

2. Section 1.5.4.G.2.a requires that a roof line overhang must continue between the dormer and the story next below so as to avoid the appearance of an uninterrupted wall plane. Dormers on the east and west elevations of the proposed garage have an uninterrupted wall plane to the half story, requiring a special permit.

3. Per section 1.5.4.G.2.b, a special permit is required for a dormer exceeding 50% of the length of the exterior wall of the story next below. The petitioners propose to construct a half-story in the garage which does not lie directly under a sloping roof, but rather has 5.75-foot-high knee walls, creating full shed dormers on each side. The proposed full shed dormers are 100% of the length of the story below, requiring a special permit.

SR2 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	21,723 square feet	No change
Frontage	100 feet	160 feet	No change
Setbacks - Principal			
• Front	25 feet	38.7 feet	No change
• Side	7.5 feet	23 feet	No change
• Side	7.5 feet	20.3 feet	No change
• Rear	15 feet	>100 feet	No change
Setbacks - Accessory			
• Front	25 feet	>50 feet	No change
• Side	5 feet	±50 feet	No change
• Side	5 feet	8.6 feet	No change
• Rear	5 feet	>115 feet	115 feet
Max Number of Stories			
• Principal	2.5	2.5	No change
• Accessory	1.5	1.5	No change
Height			
• Principal	36 feet	NA	No change
• Accessory	22 feet	13.8 feet	20.1 feet
FAR	.33	.17	.20
Max Lot Coverage	30%	12.5%	13.2%
Min. Open Space	50%	81%	80.3%

See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§3.4.4.E.1	To allow 876 square feet of total garage area	S.P. per §7.3.3
§1.5.4.G.2.a	To allow a dormer with an uninterrupted wall plane	S.P. per §7.3.3
§1.5.4.G.2.b	To allow an oversized dormer	S.P. per §7.3.3