

Residential Best Practices - Questions Frequently Asked

The following questions for residential development are intended to focus developers on issues of reoccurring significance to our neighborhood. While not mandatory, these guidelines incorporate concerns regularly expressed during public meetings of the Zoning Committee. Each applicant, however, must remember that each project is unique and compliance with these guidelines does not guarantee support, just as non-compliance will not necessarily result in opposition from our neighborhood

Height

- How high are neighboring properties?
- Is the block predominantly uniform?
- Are there cornices on adjacent buildings?
- Would this create an adverse light blockage?

Rear Yard Depth/Open Space

- How deep are adjacent structures?
- Would this impact light/air on neighboring property?
- Can the structure be stepped-back above the 2nd floor?
- Do projecting bays or balconies impact open space, light or air?

Roof Deck

- Is deck set-back from edge of roof sufficiently to hide from street view?
- Is pilot house located to hide it from street view?
- Is pilot house configured to minimize adverse light/air blockage? (orientation & slope)

Exterior / Façade

- Are steps configured to minimize impact on sidewalk passageway?
- Are window sill/head heights in context with the adjacent structures?
- Is there a continuation of the cornice between adjacent structures? (if present)
- Is a street tree included?
- Is pedestrian lighting included?
- Do projecting bays conform to Streets Dept. requirements?
- Are all materials identified on the drawings?

Curb Cut

- Is there legal parking at the location of the curb cut?
- Are there utility poles or fire hydrants that may be affected?
- Is there a transit stop near by?
- Are there other nearby curb cuts which could prevent parking adjacent to proposed cut?

Multi-Family

- Will the units be sold or rented?
- Is the lot currently zoned for multi-family dwellings?
- Is rear yard accessible to all units?
- Is basement accessible to all units?
- Is roof deck (if included) accessible to all units?
- Is trash storage provided?

Subdivision

- Where are the lot lines of adjacent properties?
- Are the resultant lots conforming & buildable?