

From: Dan Grove <dan@grove.cx>
Sent: Thursday, October 6, 2022 3:26 PM
To: Molly McGuire
Subject: Further comment on 6950 Maker/File 2207-019

Hi Molly-

One last comment:

The Project also violates MICC 19.02.020(C).1.c

Sheet A3.1 shows a facade of 26' on the east wall (from an existing grade of 235.24' [sheet A3.1 of plans] to the top of the wall at 261.43' [also sheet A3.1]).

However, 19.02.020(C).1.c:

"Single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard shall provide a minimum side yard depth of ten feet."

Although the facade over 25' doesn't sit less than 10' from the property line, that is not what the code says. The facade adjoining the east side yard is 26.2' feet - therefore, the east yard must have a minimum depth of 10 feet.