



Z O N I N G  
A D J U S T M E N T S  
B O A R D  
M E M O R A N D U M

---

FOR BOARD ACTION  
JANUARY 23, 2025

## 654 Woodmont Avenue

### Request for Continuance

On July 24, 2023, the applicant submitted a Use Permit Application (ZP2023-0109) to eliminate one of two single-family dwelling units from single-family zoned lot through combination, construct a 2-story major residential addition (1,988 square feet) above 14 feet in average building height (22 feet) and above 20 feet maximum building height within the Hillside Overlay (24 feet), vertically extend a wall within a nonconforming setback, construct an accessory structure (garage) within the first half of the lot, fence exceeding 6 feet in height on a lot line, and 9 foot, 8-inch retaining wall within a minimum required setback on a lot nonconforming for density. Additional documents are required to review and process the Use Permit Application. Therefore, staff requests that this item be postponed to a date not certain.

**Staff Planner:** Cecelia Mariscal, [cmariscal@berkeleyca.gov](mailto:cmariscal@berkeleyca.gov), (510) 981-7439