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Director

## ZONING REVIEW MEMORANDUM

Date: March 8, 2022

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Laurance Lee, Attorney  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Associate City Solicitor

RE: **Request to allow a garage with more than 700 square feet and accommodations for more than three vehicles**

Applicant: Ruihua Gu	
Site: 244 Dudley Road	SBL: 82004 0022
Zoning: SR1	Lot Area: 267,786 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 244 Dudley Road consists of a 267,786 square foot lot improved with a single-family residence built in 1939. The petitioner proposes to demolish the existing detached garage and construct a 12,406 square foot two-story addition consisting of an attached garage with accommodations for up to 15 vehicles and loft space above.

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

- Zoning Review Application, prepared Laurance Lee, attorney, submitted 12/9/2021
- FAR Worksheet, submitted 12/9/2021
- Site Plan, signed and stamped by Timothy Burke, architect, dated 8/24/2021
- Floor plans and elevations, prepared by Timothy Burke, architect, dated 6/10/2021
- Proposed Plot Plan, prepared by Spruhan Engineering and Peter Nolan & Associates, dated 8/28/2019, revised 5/5/2020, 1/15/2021, 7/9/2021, 9/8/2021, 9/28/2021, 11/18/2021,

**ADMINISTRATIVE DETERMINATIONS:**

1. The petitioner intends to raze the existing detached garage and construct a 12,406 square foot, two-story addition consisting of an attached garage with accommodations for 15 cars with finished loft space above. The ground floor area of the garage is proposed at 6,203 square feet. Per sections 3.4.4.E.1 and 3.4.4.H.1 a special permit is required for a garage with provision for more than three cars or with more than 700 square feet in area.
2. Section 5.1.8.B.5 requires that end stalls restricted on one or both sides shall have a maneuvering space of at least five feet in depth and nine feet in width. The two end stalls opposite the garage door do not have the required maneuvering space, necessitating a special permit per section 5.1.13.

<b>SR1 Zone</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot Size	15,000 square feet	267,786 square feet	No change
Frontage	100 feet	<b>0 feet</b>	<b>No change</b>
Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 12.5 feet 25 feet	151.5 feet >100 feet >400 feet	No change 20.2 feet >421.3 feet
Max Number of Stories	2.5	2.5	No change
Height (of addition)	36 feet	--	33.97 feet
FAR	.28	.03	.07
Max Lot Coverage	20%	2%	4.5%
Min. Open Space	65%	88.1%	85.3%

1. See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§3.4.4.E.1 §3.4.4.H.1	Request to allow a garage accommodating more than three vehicles and with more than 700 square feet of ground floor area	S.P. per §7.3.3
§5.1.8.B.5 §5.1.13	Request to waive end stall maneuvering space requirement	S.P. per §7.3.3

**Next Steps**

Please contact a Planner by calling 617.796.1120 to obtain a copy of the Special Permit Application. If there have been any changes made to the plans since receipt of your Zoning Review Memorandum you must inform the Zoning Code Official to ensure additional relief is not required. You will need an appointment with a Planner to file your Special Permit Application. **Incomplete applications will not be accepted.**

**The following must be included when filing a Special Permit Application:**

2. Two (2) copies of the completed Special Permit Application (signed by property owner)
3. Filing Fee (see Special Permit Application)
4. Two (2) copies of the Zoning Review Memorandum
5. Plans (Thirteen sets signed and stamped by a design professional). Each set shall contain:
  - Site Plans showing existing and proposed conditions (including topography as applicable)
  - Architectural plans showing existing and proposed conditions (including façade materials)
  - Landscape plan (as applicable)
6. One (1) Floor Area Ratio (FAR) Worksheet, (signed and stamped by a design professional)
7. One (1) copy of any previous special permits or variances on the property (as applicable)
8. One (1) copy of any other review/sign-off (Historic, Conservation, Tree Removal, etc. as applicable)
9. Two (2) electronic copies of the application with all above attachments (USB or CD)

Copies of all plans shall either be 8.5 x 11 or 11 x 17, except as requested by staff

Special Permit Sign (\$20 fee)

**Incomplete applications will delay the intake and review of your project.**

Depending on the complexity of the project additional information may be requested to facilitate a full review of the application.

Has the proposed project been presented to and discussed with abutting property owners?      Y/N