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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: March 29, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Laurance Lee, Attorney
HG Chestnut Hill LLC, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow three single-family attached dwellings

Applicant: HG Chestnut Hill LLC	
Site: 157 Langley Road	SBL: 65020 0001
Zoning: MR1	Lot Area: 14,886 square feet
Current use: Two-family dwelling	Proposed use: Three single-family attached dwellings

BACKGROUND:

The property at 157 Langley Road consists of 14,886 square feet and is improved with a two-family dwelling built circa 1890 in the MR1 zoning district. The petitioner proposes to demolish the existing dwelling and construct three single-family attached dwellings.

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

- Zoning Review Application, prepared by Laurance Lee, attorney, submitted 2/17/2022
- Floor plans and elevations, prepared by Mike McKay Architects, dated 1/18/2022
- Proposed Plot Plan, prepared by Peter Nolan & Associates, surveyor, dated 12/28/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to raze the existing two-family dwelling and construct three single-family attached dwellings in the Multi Residence 1 zoning district. Per section 3.4.1, a special permit is required to construct attached dwellings in the MR1 district.

2. Per section 3.2.4 the required minimum lot area for an attached single-family dwelling project is 15,000 square feet, unless the Council finds that literal compliance is impractical and grants a special permit to waive the requirement. The parcel has 14,886 square feet, requiring a special permit.

3. The petitioner proposes to construct two driveways to service the three units: a driveway off Langley Road for one unit and a driveway off of Knowles Street for two units. A surface parking stall for the front unit is located in the front setback parallel to Langley Road. The driveway from Knowles Street extends along the rear of the dwelling to provide two additional parking stalls within the rear setback and front setback from Knowles. Per section 5.1.7.A, no parking may be located within a front or side setback. Both driveways provide parking in the front setback, requiring a special permit per section 5.1.13.

Per section 6.2.3.B.2 no parking space may be located within 20 feet of a boundary unless by special permit. One parking stall is located within the front setback from Langley Road, and two parking stalls are located within the front setback from Knowles Street as well as the rear setback, requiring a special permit.

Per this same section 6.2.3.B.2, no driveway may be located within 10 feet of a side or rear lot line, unless by special permit. The Knowles Street driveway is within ten feet of the rear lot line, requiring a special permit.

MR1 Zone	Required	Proposed
Lot Size	15,000 square feet	14,886 square feet*
Frontage	80 feet	273.4 feet
Setbacks		
• Front (Langley Rd)	25 feet	29.6 feet
• Front (Knowles St)	25 feet	25.7 feet
• Side	25 feet	25.4 feet
• Rear	25 feet	25.3 feet
Building Height	36 feet	33.9 feet
Max Number of Stories	2.5 (3 by special permit)	2.5
Lot Coverage Max	25%	24.9%
Open Space Min	50%	51%
Lot Area Per Unit	4,000 square feet	4,955 square feet

*requires relief

See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Requested Relief</i>	<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings	S.P. per §7.3.3
§3.2.4	To allow reduced lot area	S.P. per §7.3.3
§5.1.7.A §5.1.13	To allow parking in the front setback	S.P. per §7.3.3
§6.2.3.B.2	To allow a driveway within 10 feet of the rear lot line and parking within 20 feet of the front and rear lot lines	S.P. per §7.3.3