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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: September 26, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Katie Whewell, Chief Planner for Current Planning

Cc: Terrence P. Morris, Attorney
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to rezone to MR2 and to 16 residential units

Applicant: Terence P. Morris	
Site: 136-144 Hancock Street & 169 Grove Street	SBL: 43031 0001 & 43031 0016
Zoning: SR3 (to be rezoned to MR2)	Lot Area: 58,492 square feet
Current use: Nonprofit education center	Proposed use: 16 residential units in four buildings

BACKGROUND:

The subject site consists of two lots totaling 58,492 square feet at the corner of Grove and Hancock Streets and improved with multiple buildings constructed between 1850 and 1957 known as the Walker Center, a nonprofit ecumenical retreat and inn. The petitioner proposes to raze a single-family dwelling on site, convert the existing main buildings into twelve residential dwelling units, and to construct four townhouses in two buildings. In total, the petitioner proposes 16 residential units in four buildings and a surface parking facility.

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

- Zoning Review Application, prepared by Terrence P. Morris, attorney, dated 5/5/2022
- Existing Conditions Plan, signed and stamped by Joseph R. Porter, surveyor, dated 2/2/2021
- Proposed Conditions Plan, signed and stamped by Joseph R. Porter, surveyor, dated 5/4/2022
- FAR worksheet, dated 5/5/2022
- Floor Plans and Elevations, prepared by Civico Development, dated 3/30/2022
- Floor Plans and Elevations, prepared by Sustainable Comfort, dated 6/10/2022

ADMINISTRATIVE DETERMINATIONS:

1. The property is zoned Single Residence 3. The petitioner proposes to rezone the parcel to Multi-Residence 2. For the purposes of this memo, the MR2 provisions will be applied.
2. The petitioner proposes to convert the two existing Walker Center buildings into multi-family dwellings with twelve residential units total as well as to construct a total of four single-family attached dwellings in two buildings along the Grove Street frontage, for a total of 16. Per section 3.4.1 multi-family dwellings and single-family attached dwellings require special permits.
3. Section 3.2 provides the dimensional controls for the building types allowed within the district. As two separate building types are being proposed (multi-family dwelling and single-family attached dwellings), the appropriate dimensional requirements are applied to each building according to its building type.
4. Per section 3.2.4, single-family attached dwellings require a 25 foot rear setback. The proposed attached dwelling has a rear setback of 18.2 feet, requiring a special permit.
5. Section 3.2.6 requires 3,000 square feet of lot area per unit for multi-family dwellings. Per section 3.2.4, single-family attached dwellings require 4,000 square feet of lot area per unit. The proposed lot area per unit based on the total number of units for the entire parcel is 3,656 square feet. Section 3.2.4 allows the City Council to waive the minimum required lot area per unit for single-family attached dwellings. While the proposed project meets the lot area per unit requirement for a multi-family dwelling use, to the extent that the more restrictive lot area per unit requirement of 4,000 square feet for single-family attached dwellings is applied, a special permit is required to allow for the lot area per unit of 3,656 square feet.
6. The petitioner proposes 16 residential units in four buildings. Per section 5.1.4 two parking stalls per unit are required per dwelling unit, resulting in a requirement of 32 stalls. The petitioner proposes to construct 13 surface parking stalls and 14 garage stalls for a total of 27 stalls, requiring a waiver of five stalls per section 5.1.13.
7. Section 5.1.9.A requires perimeter screening for outdoor parking facilities containing five or more surface parking stalls. The petitioner proposes to construct a six-foot fence along the eastern property line abutting the surface parking. Section 5.1.9.A.1.ii requires a landscape strip with a minimum width of three feet between the base of the fence and the abutting property. While the petitioner is providing the fence, no landscape strip provided, requiring a special permit per section 5.1.13.
8. Per section 5.1.10.A all parking facilities used at night shall maintain a minimum intensity of one-foot candle on the entire surface of the facility. No lighting is shown on the plan, requiring a special permit per section 5.1.13.

MR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	14,866 square feet	No change
Setbacks – Building 1 (138 Hancock St) <ul style="list-style-type: none"> • Front (Hancock St) • Side • Rear 	25 feet 7.5 feet 15 feet	53 feet 13.3 feet 25 feet	No change No change No change
Setbacks – Building 2 (144 Hancock St) <ul style="list-style-type: none"> • Front (Hancock St) • Front (Grove St) 	25 feet 25 feet	27 feet 77.4 feet	No change No change
Setbacks – Building 3 (171 Grove St) <ul style="list-style-type: none"> • Front (Hancock St) • Side • Rear 	25 feet 25 feet 25 feet		25.8 feet 53 feet 18.2 feet*
Setbacks – Building 4 (173 Grove St) <ul style="list-style-type: none"> • Front (Hancock Street) 	25 feet		26 feet
Building Height <ul style="list-style-type: none"> • Building 1 • Building 2 • Building 3 • Building 4 	36 feet 36 feet 36 feet 36 feet	34 feet 43.2 feet	No change No change 35.9 feet 35.9 feet
Max Number of Stories <ul style="list-style-type: none"> • Building 1 • Building 2 • Building 3 • Building 4 	3 3 2.5 (3 by SP) 2.5 (3 by SP)	3 3	No change No change 2.5 2.5
Lot Area Per Unit	3,000 sq ft (4,000 sf for sfa)	NA	3,900 square feet*
Maximum Lot Coverage	30% (25% for sfa)	17.8%	23.6%
Minimum Open Space	50%	56.7%	60.6%

*Requires relief

See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.4.1	Request to allow multi-family dwellings	S.P. per §7.3.3
§3.4.1	Request to allow single-family attached dwellings	S.P. per §7.3.3
§3.2.4	Request to allow a reduced rear setback	S.P. per §7.3.3
§3.2.4	Request to allow reduced lot area per unit	S.P. per §7.3.3
§4.1.3 §7.8.2.C.2	Request to alter and extend a nonconforming side setback	S.P. per §7.3.3
§5.1.4 §5.1.13	Request to waive 5 parking stalls	S.P. per §7.3.3
§5.1.9.A.1.ii §5.1.13	Request to waiver perimeter screening requirements	S.P. per §7.3.3
§5.1.10.A §5.1.13	Request to waive lighting requirements	S.P. per §7.3.3