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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: July 26, 2022

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Christopher and Gretchen Rutan, Applicant  
Daniel Raih, Architect  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Deputy City Solicitor

**RE: Request to extend nonconforming front setbacks**

Applicants: Christopher and Gretchen Rutan	
Site: 148 Auburndale Avenue	SBL: 33018 0003
Zoning: SR3	Lot Area: 6,616 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 148 Auburndale Avenue consists of a 6,616 square foot corner lot improved with a single-family dwelling constructed in 1920. The petitioners propose to construct two-story additions to the front and rear of the dwelling. The proposed additions will further extend the nonconforming front setbacks, requiring a special permit.

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

- Zoning Review Application, prepared by Daniel Raih, architect, submitted 7/18/2022
- Proposed Additions Plan, signed and stamped by Stephen E. Davis, surveyor, dated 8/24/2021, revised 6/28/2022
- Proposed Site Plan, submitted 7/18/2022
- Plans and elevations, submitted 7/18/2022
- FAR calculation, submitted 7/18/2022
- Zoning Summary + Calculations, submitted 7/18/2022

**ADMINISTRATIVE DETERMINATIONS:**

1. The dwelling has nonconforming front setbacks of 20 feet from Auburndale Avenue and 16.6 feet from Fernwood Road where 25 feet is required per section 3.1.3. The petitioner proposes to enlarge the existing garage and construct a second story addition above. The additions further reduce the nonconforming Fernwood Road setback to 12.3 feet and vertically extend both nonconforming front setbacks. The proposed additions require a special permit per section 7.8.2.C.2 to extend both nonconforming front setbacks.

<b>SR3 Zone</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot Size	7,000 square feet	<b>6,616 square feet</b>	<b>No change</b>
Frontage	80 feet	158 feet	No change
Setbacks <ul style="list-style-type: none"> <li>• Front (Auburndale Ave)</li> <li>• Front (Fernwood Rd)</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 25 feet 7.5 feet 15 feet	<b>20 feet</b> <b>16.6 feet</b> 10.1 feet 48.5 feet	<b>No change*</b> <b>12.3 feet*</b> No change 42.1 feet
Max Number of Stories	2.5	2	2.5
Max Height	36 feet	29.5 feet	No change
FAR	.48	.24	.36
Max Lot Coverage	30%	14.4%	17.4%
Min. Open Space	50%	78%	73%

\*Requires relief

1. See “Zoning Relief Summary” below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §7.8.2.C.2	To further reduce and vertically extend nonconforming front setbacks	S.P. per §7.3.3