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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 9, 2023

To: Anthony Ciccariello, Commissioner of Inspectional Services

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

Cc: Scott Prushik and Keren Ladin, Applicants
Franklin Schwarzer, Attorney
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to further extend nonconforming FAR

Applicant: Scott Prushik & Keren Ladin	
Site: 211 Dorset Road	SBL: 55010 0024
Zoning: SR2	Lot Area: 12,070 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 211 Dorset Road consists of a 12,070 square foot corner lot improved with a single-family dwelling constructed circa 1935. The petitioner proposes to construct a one-story addition in the footprint of a rear deck which will further extend the nonconforming FAR, requiring a special permit.

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

- Zoning Review Application, prepared Franklin Schwarzer, attorney, submitted 7/18/2023
- Plan of Land existing, signed and stamped by Bruce Bradford, surveyor, dated 11/21/2022
- Plan of Land proposed, signed and stamped by Bruce Bradford, surveyor, dated 1/17/2023
- Floor Plans and Elevations, signed and stamped by Florin Luca, architect, dated 7/15/2023
- FAR calculations, signed and stamped by Florin Luca, architect, dated 7/18/2023

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to construct an addition in the footprint of the existing rear deck, as well construct a new deck off the addition. The proposed construction increases the nonconforming FAR from .44 to .46, where .36 is the maximum allowed per sections 3.1.3 and 3.1.9, requiring a special permit per section 7.8.2.C.2.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	12,070 square feet	No change
Frontage	80 feet	65 feet	No change
Setbacks			
• Front	25 feet	23 feet	No change
• Side	7.5 feet	8.8 feet	No change
• Side	7.5 feet	5.9 feet	No change
• Rear	15 feet	71.8 feet	67.5 feet
Height	36 feet	34.9 feet	No change
Stories	2.5	3.5	No change
FAR	.36	.44	.46*
Max Lot Coverage	30%	16.6%	18.6%
Min. Open Space	50%	76%	74%

BOLD indicates a nonconformity

*Relief required

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9 §7.8.2.C.2	Request to further extend nonconforming FAR	S.P. per §7.3.3