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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: July 10, 2023

To: Anthony Ciccariello, Commissioner of Inspectional Services

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

Cc: Myrtha Chang, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to amend the site plan associated with Special Permit #179-15

Applicant: Myrtha Chang	
Site: 1349 Centre Street	SBL: 51004 0003
Zoning: BU2	Lot Area: 10,579 square feet
Current use: Mixed commercial	Proposed use: No change

Background:

The property at 1349 Centre Street is located in the Business 2 district and is improved with a mixed commercial use building at the corner of Centre and Trowbridge Streets. The existing structure was originally built as a single family dwelling, and was converted into a two-family in 1920. During the 1950's it was used as a funeral parlor and music school, and was converted over to business uses sometime thereafter. A special permit was granted in 2015 allowing a free standing sign. The petitioner seeks to amend the site plan associated with the special permit to reflect additional paving on site.

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

- Zoning Review Application, prepared by Myrtha Chang, applicant, dated 5/4/2023
- Plan Showing Existing Conditions, signed and stamped by Dennis O'Brien, surveyor, dated 4/20/2015
- Proposed Conditions Plan, signed and stamped by Dennis O'Brien, surveyor, dated 6/15/2023

ADMINISTRATIVE DETERMINATIONS:

1. The property was granted a special permit to allow a free-standing sign in 2015, which included associated proposed site plans showing parking and landscaping. During construction of the sign and parking lot improvements, additional open space not accounted for on the proposed site plan was paved. The petitioner seeks an amendment to Special Permit #179-15 to reflect the changes to the approved site plan.

2. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
	To amend Special Permit #179-15	S.P. per §7.3.3