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Director

ZONING REVIEW MEMORANDUM

Date: August 3, 2020

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Frederick Kaplan, Applicant
David Geffen, Manager, David Geffen Construction Company
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow a rear-lot subdivision

Applicant: Frederick Kaplan	
Site: 432 Dedham Street	SBL: 81011A0047
Zoning: SR2	Lot Area: 66,503 square feet
Current use: Single-family dwelling	Proposed use: Three single-family dwellings on three separate lots

BACKGROUND:

The property at 432 Dedham Street consists of 66,503 square feet and is improved with a single-family dwelling built in 1890 in the SR2 zoning district. The applicant proposes to subdivide the lot to create two lots fronting on Dedham Street, and a third rear lot on which the existing single-family dwelling will remain.

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

- Zoning Review Application, prepared by David Geffen, dated 6/12/2020
- Survey Plan, signed and stamped by Christopher C. Charlton, surveyor, dated 6/10/2020
- Zoning and Grading Plan, signed and stamped by Christopher Charlton, surveyor, and Edmond Spruhan, engineer, dated 6/10/2020
- FAR worksheets, submitted 6/12/2020
- Architectural Plans and Elevations, prepared by Jeffrey Yates Architects LLC, dated 6/10/2020

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to divide the existing 66,503 square foot lot to create two lots fronting on Dedham Street and a rear lot behind them per Sections 3.1.5 and 3.1.10. Of the two front lots, only one, Lot 3, is subject to the special permit. Lot 2 is a legal stand-alone new lot. To subdivide the land as proposed, a special permit per Section 3.1.10.A is required.
2. Section 3.1.10.B.1 requires that a 20-foot wide vehicular access, or access easement, be provided. The rear lot will be accessed by a 20-foot wide shared easement split between the two front lots.
3. Section 3.1.10.B.2 requires both the front and rear lots to meet the frontage requirements for new lots in the zoning district. The two front lots meet the new lot frontage requirement. The proposed rear lot gains its frontage from the rear lot line of Lot 3, with 119.88 feet, where 100 feet is required per section 3.1.5.
4. Section 3.1.10.B.3.a requires that, subject to a special permit, the proposed rear lot may be no closer than 25 feet from the rear line of the lot in front. The proposed dwelling on the rear lot is situated 48.8 feet from the rear lot line of the front lot where 30 feet is required per section 3.1.5. No relief is required.
5. The proposed structures meet the required rear and side setbacks set forth in Sections 3.1.3 and 3.1.5.

Front Lot (Lot 2) per Section 3.1.3

SR2 Zone	Required/Allowed	Proposed
Lot Size	15,000 square feet	17,631.5 square feet
Frontage	100 feet	100 feet
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	30 feet 15 feet 15 feet	45 feet 16 feet 17.7 feet
FAR	.33	.27
Maximum Stories	2.5	2.5
Max. Lot Coverage	20%	19.7%
Min. Open Space	65%	65%

Front Lot (Lot 3) per Section 3.1.3

SR2 Zone	Required/Allowed	Proposed
Lot Size	15,000 square feet	17,563 square feet
Frontage	100 feet	107.8 feet
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	30 feet 15 feet 15 feet	36 feet 16 feet 26.8 feet
FAR	.33	.26
Maximum Stories	2.5	2.5
Max. Lot Coverage	20%	19 %
Min. Open Space	65%	66.2%

Proposed Rear Lot (Lot 1), per Section 3.1.5

SR2 Zone	Required/Allowed	Proposed
Lot Size	18,000 square feet	31,308 square feet
Frontage	100 feet	119.9 feet
Vehicle Access	20 feet	20 feet
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	30 feet 23 feet 23 feet	30.1 feet 60 feet 69.3 feet
FAR	.20	.16
Building Height	36 feet	37.64 feet (no change)
Maximum Stories	2.5	2.5
Max. Lot Coverage	17%	8.1%
Min. Open Space	65%	79.9%

See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.1.5 §3.1.10	Request to allow a rear lot subdivision	S.P. per §7.3.3