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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 6, 2020

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Laurance Lee, Attorney
27 Winchester LLC, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow three single-family attached dwellings

Applicant: 27 Winchester LLC	
Site: 27 Winchester Road	SBL: 13005 0007
Zoning: MR1	Lot Area: 15,833 square feet
Current use: Single-family dwelling	Proposed use: Three single-family attached dwellings

BACKGROUND:

The property at 27 Winchester Road consists of 15,833 square feet and is improved with a single-family dwelling built in 1896 in the MR1 zoning district. The petitioners propose to relocate the existing dwelling on the lot and to construct two additional units to the rear with private garages for each unit.

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

- Zoning Review Application, prepared by Laurance Lee, Attorney, dated 6/1/2020
- FAR worksheet, signed and stamped by Ronald F. Jarek, architect, submitted 6/1/2020
- Elevations and sections, signed and stamped by Ronald Jarek, architect, dated 5/15/2020
- Existing Survey Plan, signed and stamped by Christopher C. Charlton, surveyor, dated 5/6/2019
- Civil Plan, signed and stamped by Christopher C. Charlton, surveyor, dated 2/11/2020

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to construct three single-family attached dwellings in a single structure in the Multi Residence 1 zoning district. Per section 3.4.1, a special permit is required to construct attached dwellings in the MR1 district.
2. The petitioners intend to preserve the existing single-family dwelling by moving it to a more central location at the front of the lot and construct a rear addition of two additional units. The existing structure has a height of 36.61 feet. The proposed new location and additions reduce the overall height to 36.54 feet. The petitioner requires a special permit per section 3.2.4 to waive the maximum height of 36 feet for attached dwellings.
3. The petitioners propose to construct a driveway along the eastern property line to serve all three units. Per section 6.2.3.B.2, no driveway may be located within 10 feet of a side or rear lot line. The driveway runs along a proposed walkway located directly on the side lot line, requiring a waiver.
4. Retaining walls are proposed on each side of the property. Per section 5.4.2.B, a retaining wall four feet or more in height in the setback requires a special permit. The retaining wall along the easterly border reaches a maximum height of 4.9 feet and is located within the required 25-foot setback, requiring a special permit.

MR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	15,833 square feet	No change
Frontage	80 feet	91 feet	No change
Setbacks			
• Front	25 feet	49.4 feet	25.5 feet
• Side	25 feet	17.9 feet	26 feet
• Side	25 feet	35 feet	26 feet
• Rear	25 feet	86.1 feet	32.2 feet
Building Height	36 feet	36.6 feet	36.5 feet
Max Number of Stories	2.5 (3 by special permit)	2.5	2.5
Lot Coverage	25%	9.1%	23.8%
Open Space	50%	82.9%	61.4%
Lot Area Per Unit	4,000 square feet	15,833 square feet	5,278 square feet

See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings	S.P. per §7.3.3
§3.2.4	To allow greater than 36 feet in height	S.P. per §7.3.3
§6.2.3.B.2	To allow a driveway within 10 feet of the side lot line	S.P. per §7.3.3
§5.4.2.B	To allow retaining walls of four feet or more in height within a setback	S.P. per §7.3.3