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ZONING REVIEW MEMORANDUM

Date: September 11, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Stephen Trotta, Applicant
Terrence Morris, Attorney
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to allow for an 12-unit multi-family dwelling and associated parking waivers

Applicant: Stephen Trotta	
Site: 189-193 Adams Street and 19 Quirk Court	SBL: 14015 0039, 14015 0038 and 14015 0044
Zoning: BU2	Lot Area: 19,349 square feet (combined)
Current use: Mixed commercial and single-family dwelling	Proposed use: 18-unit multi-family dwelling

BACKGROUND:

The property located at 189-193 Adams Street consists of a 9,194 square foot lot improved with a mixed use structure constructed circa 1900, most recently containing a first floor fraternal organization with residential units above. The 4,350 square foot rear lot is improved with a commercial garage and contractor's yard. A third parcel containing 5,805 square feet is included in the proposed project at 19 Quirk Court. This parcel is improved with a single-family dwelling constructed circa 1880 and a detached single-car garage. These parcels are bordered to the east and west by single-family dwellings also in the BU2 zoning district, as well as an apartment house, and to the north by single- and two-family dwellings in the MR2 zoning district. The petitioner proposes to combine the three lots, raze the existing buildings and construct a 12-unit multi-family dwelling with a two first floor 500 square foot commercial office spaces and accessory surface parking.

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

- Zoning Review Application, prepared by Terrence Morris, attorney, submitted 1/9/2018, revised 9/10/2018
- Existing Conditions Site Plan, signed and stamped by David Alves, surveyor, dated 11/14/2017
- Zoning Overview, signed and stamped by Martin A. Smargiassi, architect, dated 12/21/2017
- Zoning Plan, signed and stamped by Joseph R. Porter, surveyor, dated 9/7/2018
- Architectural Plans, prepared by Innovative Collaborations, Inc, architects, submitted 9/10/2018

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to raze the existing structures and construct a 12-unit multi-family dwelling with two first floor commercial office spaces at the street. Per section 4.4.1, a special permit is required to construct a multi-family dwelling with ground floor units in the BU2 zoning district.
2. The petitioner proposes to raze the existing three-story building and construct a new, larger three-story building. Per section 4.1.2.B.3, a special permit is required for a three-story building.
3. The petitioner proposes to construct 16 surface parking stalls at the rear of the property and 12 below-grade stalls to service the 12 dwelling units and the 1,000 square feet of office space. The required number of parking stalls for a multi-family dwelling is two stalls per unit or 24 total. The office space fronting the building on Adams Street requires one stall for every 250 square feet, or four total. The total number of parking stalls required for the multi-family residential use and office space is 28 stalls. With 28 stalls provided, the petitioner meets the parking requirement and no waiver is necessary.
4. The proposed parking at the rear and side of the property is accessed by a driveway off Adams Street that is 20 feet wide. Approximately 15 feet of the driveway is located on the petitioner's parcel, and the remaining width is on an easement on the adjacent parcel at 183 Adams Street.
5. Section 5.1.8.A.1 requires that no parking locate within any required setback distances from a street or side lot line. Per section 1.5.3.B, no building need be set back more than the average of the buildings on either side, for a maximum of 10 feet in a Business district. The setback of the abutting property on Quirk Court was not supplied. Two other parking stalls, one in the western corner and the other in the eastern corner of the parking area, are located near or on property lines. To the extent that any parking stalls are located within the required setback, a special permit is required to waive the provisions of section 5.1.8.A.1.
6. Section 5.1.8.B provides the dimensional requirements for parking stalls. Per section 5.1.8.B.1, the minimum width for a stall is 9 feet wide, and per section 5.1.8.B.2, the minimum depth is 19 feet. The petitioner proposes that some parking stalls are 8.5 feet wide. A special permit is required per section 5.1.8.B.1 to reduce the width requirement for parking stalls.
7. Sections 5.1.8.C.1 and 2 require an aisle width of 24 feet for parking angled at 90 degrees. The aisle is 23 feet wide in the below-grade parking, which does not meet the requirements of this section, requiring a waiver.

8. Section 5.1.9.A requires that outdoor parking facilities with more than five stalls provide adequate screening from abutting streets and properties. No landscape screening is shown on the proposed plans. To the extent that the proposed parking facility does not provide adequate screening from abutting properties, a special permit waiving the provisions of section 5.1.9.A is required.
9. Section 5.1.10.A sets out lighting requirements for parking facilities with more than five stalls. To the extent that the proposed parking areas do not meet the requirements of section 5.1.10.A, a waiver is requested.

BU2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	19,349 square feet	No change
Frontage <ul style="list-style-type: none"> • Adams Street • Quirk Court 	Pre-existing Pre-existing	72.5 feet 49.6 feet	No change No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	10 feet (Average) 4.1 feet (Abutting side setback) 20.5 feet (½ building height) 20.5 feet (½ building height)	3.1 feet 4.1 feet 75.4 feet	10 feet 5 feet 105.3 feet
Building Height	36 feet (by right) 48 feet (special permit)	40.27 feet	33 feet
Stories	2	3	3 stories
Lot Area Per Unit	1,200 square feet	N/A	1,612 square feet
FAR	1.00 2.0 (by Special Permit)		.99

See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§4.4.1	Request to allow a multi-family dwelling with ground floor units	S.P. per §7.3.3
§4.1.2.B.3 §4.1.3	To allow a three-story structure	S.P. per §7.3.3
§5.1.8.A.1 §5.1.13	To allow parking in the setback	S.P. per §7.3.3
§5.1.8.B.1 §5.1.13	To waive the minimum stall dimension requirements	S.P. per §7.3.3
§5.1.8.C.1 §5.1.8.C.2 §5.1.13	To allow a reduction in the minimum width of maneuvering aisles	S.P. per §7.3.3
§5.1.9.A §5.1.13	To waive the perimeter landscape screening requirements	S.P. per §7.3.3
§5.1.10.A §5.1.13	To waive lighting requirements	S.P. per §7.3.3