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James Freas
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PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: May 1, 2015
MEETING DATE: May 5, 2015
TO: Land Use Committee of the Board of Aldermen
FROM: James Freas, Acting Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Daniel Sexton, Senior Planner
CC: Petitioner

In response to questions raised at the Land Use Committee public hearings, and/or staff technical reviews, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the public hearing.

PETITION #366-14

143 Lincoln Street

Request for Special Permit/Site Plan Approval to allow the expansion of an existing two-family, which is a nonconforming use in the single residence district, and to exceed the maximum allowable floor area ratio (FAR).

The Land Use Committee (Committee) recommended approval of this petition on March 31, 2015. The Board of Aldermen, however, remanded this petition back to the Committee on April 6, 2015, for further consideration.

On April 27, 2015, a community meeting was held to give the surrounding neighborhood an opportunity to review the project plans, which have not changed.

The Planning Department believes the resulting unit sizes of 2,068 square feet (Unit A) and 2,191 square feet (Unit B), and the proposed bulk and mass of the structure are generally consistent with other dwelling units in the surrounding neighborhood, especially those along Lincoln Street. The Planning Department continues to support the project and recommends approval with conditions.