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PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: June 19, 2015
MEETING DATE: June 23, 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 May 5, 2015. Since this approval, the petitioner has worked with the surrounding neighborhood to address certain concerns regarding the project. These efforts have resulted in the production of a revised set of plans for the project that neither the Committee nor the Board of Aldermen has seen. At the request of the petitioner, Board of Aldermen referred this petition back to the Committee on June 15, 2015, for further consideration.

On June 16, 2015, the petitioner submitted a revised plan set for the project. Based on the revised plan set, the Planning Department believes the proposed structure, with its resulting unit sizes of 2,352 square feet (Unit A) and 2,633 square feet (Unit B), is generally consistent with and not in derogation of the size, scale, and design of other structures in the surrounding neighborhood. Further, the Planning Department believes the expanded two-family use will not be substantially more detrimental than the existing nonconforming use is to the surrounding neighborhood. The Planning Department continues to support the project and recommends approval with conditions.

The Planning Department will review the revised plan set with the Committee at the Working Session.