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ZONING REVIEW MEMORANDUM

Date: August 29, 2019

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: G. Michael Peirce, Attorney
Picariello Realty Trust/DSP R.T., Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to rezone from SR3 to MR3; to allow a 24-unit multi-family dwelling and associated parking waivers

Applicant: Picariello	
Site: 15-21 Lexington Street	SBL: 41035 0002; 41035 0003; 41035 0004; 41035 0005
Zoning: SR3	Lot Area: 51,870 square feet (combined)
Current use: Single and multi-family dwellings	Proposed use: Multi-family dwelling with 24 units

BACKGROUND:

The subject site is comprised of four lots totaling 51,870 square feet combined: two vacant parcels with a combined total of approximately 20,000 square feet; a 15,000 square foot parcel improved with a three-unit multi-family dwelling; and an approximately 16,000 square foot lot improved with a single-family dwelling. The site is currently zoned Single Residence 3. The petitioners propose a rezoning of the combined parcel to Multi Residence 3 to allow for construction of a 24-unit multi-family dwelling with 22 below-grade garaged parking stalls and 29 surface parking stalls.

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

- Zoning Review Application, prepared by G. Michael Peirce, Attorney, dated 7/17/2019
- Existing Conditions Plan, signed and stamped by Michael Kosmo, engineer, and Bruce Bradford, surveyor, dated 7/16/2019
- Proposed Layout Plan, signed and stamped by Michael Kosmo, engineer, and Bruce Bradford, surveyor, dated 7/16/2019
- Architectural Plans and Elevations, signed and stamped by Erik P. Miller, Reisen Design Associates, architect, dated 7/8/2019

ADMINISTRATIVE DETERMINATIONS:

1. The subject site is comprised of four separate parcels. This memo assumes that the lots have been combined into one 51,870 square foot lot.
2. The lot is currently zoned Single Residence 3. It abuts a storage facility straddling the municipal boundary with Waltham to the north, Packard Cove Office Park to the west and is immediately surrounded by BU2-zoned parcels. The properties across the street are all residential. The petitioners propose rezoning the parcel to Multi-Residence 3.
3. The petitioners propose to raze the existing single-family and three-unit multi-family dwellings and construct a 24-unit multi-family dwelling. Per section 3.4.1, a special permit is required to construct a multi-family dwelling in the Multi-Residence 3 zoning district.
4. Section 5.1.8.B.2 requires parking stalls to be 19 feet deep for angled parking. While all the exterior surface parking meets the depth requirement, the garage stalls are 18 feet deep. Per section 5.1.8.B.2, a special permit is required to reduce the required parking stall depth for the 22 interior spaces from the required 19 feet to the proposed 18 feet.
5. Section 5.1.8.B.6 requires that end stalls restricted on one or both sides by curbs, walls, fences or other obstructions must have maneuvering space of at least five feet in depth and nine feet in width. Two parking stalls at the northern end of the garage are restricted by the exterior wall of the structure. A special permit per sections 5.1.8.B.6 and 5.1.13 is required.
6. Outdoor parking facilities containing more than five stalls are required to be screened from abutting streets and properties per section 5.1.9.A. The petitioners propose plantings along Lexington Street between the building and the street. The petitioners state that while the final plans may employ the required screening, they are seeking the waiver from this requirement in the event that the screening proves inadequate or impracticable. A special permit per sections 5.1.9.A and 5.1.13 is required.
7. Outdoor parking facilities containing more than 20 stalls are required to provide interior landscaping equivalent to at least five percent of the area of the parking facility. The petitioner does not intend to provide interior landscaping, requiring a waiver per sections 5.1.9.B and 5.1.13.
8. Section 5.1.10.A.1 requires that outdoor parking used at night maintain a minimum intensity of lighting of one-foot candle on the entire surface. The petitioner seeks a waiver from this section per section 5.1.13.
9. Per section 5.11, any residential development resulting in seven or more units is required to provide inclusionary units. If the project is to be rental, the petitioner will be required to provide 15% of the 24 units at 50%-80% AMI (Tier 1) and an additional 2.5% at 110% AMI (Tier 2). If the project is to be ownership, the petitioner will be required to provide 10% at Tier 1 and 7.5% at Tier 2.

MR3 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	51,870 square feet	No change
Frontage	80 feet	219.81 feet	No change
Setbacks			
• Front	15 feet	NA	30.6 feet
• Side	11.6 feet	NA	15 feet
• Rear	17.5 feet	NA	94.6 feet
Building Height	42 feet	NA	35 feet
Max Number of Stories	3	NA	3
Lot Area Per Unit	1,200 square feet	NA	2,161 square feet
Maximum Lot Coverage	45%	NA	19.4%
Minimum Open Space	30%	NA	50.5%

See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
	To rezone from SR3 to MR3	
§3.4.1	To allow a multi-family dwelling	S.P. per §7.3.3
§5.1.8.B.2 §5.1.13	To reduce parking stall depth	S.P. per §7.3.3
§5.1.8.B.6 §5.1.13	To allow restricted end stalls in the garage parking facility	S. P. per §7.3.3
§5.1.9.A §5.1.13	To waive the perimeter screening requirements for the outdoor parking facility	S. P. per §7.3.3
§5.1.9.B §5.1.13	To waive the interior landscaping requirements for the outdoor parking facility	S. P. per §7.3.3
§5.1.10.A.1 §5.1.13	To waive the minimum intensity of outdoor lighting of the parking facility	S. P. per §7.3.3