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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: April 9, 2014

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Pam Woodworth, Architect
Michael Gangemi, Owner
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to increase already nonconforming FAR

Applicant: Michael Gangemi	
Site: 96 Lenox Street	SBL: 32049 0007
Zoning: SR-1	Lot Area: 19,071 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 96 Lenox Street consists of a 19,071 square foot lot improved with a single-family residence constructed in 1875 and a detached garage built in 1906. The structure consists of two and a half stories and a basement. The applicant proposes to replace the detached garage with a new larger detached garage in the rear of the lot. The proposed structure will meet all setback requirements for an accessory structure.

The proposed additions will increase the nonconforming floor area ratio from .34 to .37, which exceeds the .29 allowed by right.

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

- Zoning Review Application, prepared by Pam Woodworth, architect, submitted 3/18/2014
- FAR Worksheet, prepared by Pam Woodworth, architect, submitted 3/14/2014
- Plan of Land, signed and stamped by Pamela Woodworth, architect, dated 2/18/2014, revised 3/19/2014
- Architectural Plans, signed and stamped by Pamela Woodworth, architect, dated 3/19/2014
- Site Plan, signed and stamped by John S. Keefe, dated 3/5/2014

ADMINISTRATIVE DETERMINATIONS:

1. The proposed enlarged detached garage increase the structure's nonconforming FAR, from .34, to .37, which exceeds the .29 maximum permitted by the Ordinance per Section 30-15, Table A. To construct the detached structure as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2) and Section 30-21(b).

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	19,071 square feet	No change
Frontage	100 feet	120 feet	No change
Setbacks for detached accessory structure			
• Front	25 feet	40.5 feet	No change
• Side	5 feet	32.2 feet	5.5
• Rear	5 feet	+/-170 feet	+/- 150 feet
FAR	.29	.34 [^]	.37
Max Lot Coverage	20%	15.2%	15.4%
Min. Open Space	65%	76.3%	76.6%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-15 Table A, 30-15(u)(2) 30-21(b)	Exceed nonconforming Floor Area Ratio (FAR)	S.P. per §30-24