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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: January 12, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Terrence P. Morris, Attorney
Richard D. Sewell, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow four single-family attached dwellings in two structures

Applicant: Richard D. Sewell	
Site: 1092-1094 Street	SBL: 51041 0004
Zoning: MR1	Lot Area: 20,291 square feet
Current use: Two-family dwelling	Proposed use: Two two-unit single-family attached dwellings

BACKGROUND:

The property at 1092-1094 Chestnut Street consists of 20,291 square feet and is improved with a detached two-family dwelling built in 1881 in the MR1 zoning district. The petitioner intends to convert the existing two-family dwelling into one unit and attach a second unit to the rear resulting in two townhouse-style units, as well as to construct a second structure at the rear containing two single-family attached dwellings. The modifications would result in two structures, each containing two single-family attached dwellings

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

- Zoning Review Application, prepared by Terrence P. Morris, Attorney, dated 12/8/2020
- Existing Conditions Site Plan, signed and stamped by Christopher C. Charlton, surveyor, dated 7/8/2020
- Proposed Conditions Plan, signed and stamped by Christopher C. Charlton, surveyor, dated 11/23/2020
- Architectural Plans and Elevations, signed and stamped by Ronald Jarek, dated 12/3/2020

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to convert the existing two-family dwelling into one unit and construct an additional unit attached behind it resulting in two townhouse-style units, as well as a second two-unit townhouse-style structure at the rear of the property creating four single-family attached dwellings within two separate structures. Per section 3.4.1, a special permit is required to construct attached dwellings in the MR1 district.

2. The existing dwelling has a side setback of 9.5 feet, where 25 feet is required for single-family attached dwellings per section 3.2.4. The petitioners intend to maintain the existing structure as well as construct a second structure with proposed side setbacks of 16.4 feet on the northern boundary and 16.5 feet on the southern boundary. Per section 3.2.4, the petitioner seeks a waiver of the side setback requirement.

3. Section 3.2.4 requires a rear setback of 25 feet. The petitioner proposes a rear setback of 20.1 feet from the eastern (rear) setback. Per section 3.2.4, the petitioner seeks a waiver of the rear setback requirement.

MR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	20,291 square feet	No change
Frontage	80 feet	100 feet	No change
Setbacks			
• Front	25 feet	31.5 feet	No change
• Side	25 feet	9.5 feet	No change
• Side	25 feet	50.5 feet	16.5 feet
• Rear	25 feet	>100 feet	20.1 feet
Building Height	36 feet	35.6 feet	Units 1-2: 31.6 feet Units 3-4: 31.7 feet
Max Number of Stories	2.5 (3 by special permit)	2.5	No change
Lot Coverage	25%	7.2%	25%
Open Space	50%	86.3%	60.1%
Lot Area Per Unit	4,000 square feet	10,146 square feet	5,073 square feet

See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance	Site	Action Required
§3.4.1	To allow single-family attached dwellings	S.P. per §7.3.3
§3.2.4	To reduce the side setback	S.P. per §7.3.3
§3.2.4	To reduce the rear setback	S.P. per §7.3.3