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Director

ZONING REVIEW MEMORANDUM

Date: April 12, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Simon and Lucia Dolan, Applicants
Anita Rogers, Architect
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: **Request to exceed FAR**

Applicant: Simon and Lucia Dolan	
Site: 20 Devon Road	SBL: 61004 0004
Zoning: SR2	Lot Area: 14,226 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 20 Devon Road consists of a 14,226 square foot lot improved with a single-family dwelling constructed in 1892 and a detached garage. The petitioner proposes to construct an internal accessory apartment in a rear addition as well as a second driveway to service the apartment. The proposed rear addition construction will exceed FAR, requiring a special permit.

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

- Zoning Review Application, prepared Anita Rogers architect, dated 3/3/2021
- Drainage Plan of Land, prepared by EMB, surveyor, dated 5/19/2020, revised 2/9/2021
- Architectural Plans and Elevations, signed and stamped by Anita Rogers, architect, dated 2/5/2021
- FAR calculations, signed and stamped by Anita Rogers, architect, submitted 3/3/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to add 781 square feet of living space to the first story to create an internal accessory apartment. The proposed construction of the rear addition increases the FAR from .31 to .36, where .34 is the maximum allowed per sections 3.1.3 and 3.1.9, requiring a special permit.
2. Per section 6.7.1.D.2, an internal accessory apartment may be 33% of the total habitable space of the dwelling or 1,000 square feet, whichever is less. After construction of the addition, the total habitable space of the dwelling will be 4,940 square feet, allowing for a 1,000 square foot internal accessory apartment. The proposed 781 square foot apartment requires no relief.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	14,226 square feet	No change
Frontage	80 feet	120 feet	No change
Setbacks			
• Front	25 feet	±20 feet	No change
• Side	7.5 feet	±10 feet	7.9 feet
• Rear	15 feet	>60 feet	42.5 feet
Height	36 feet	29.4 feet	No change
Stories	2.5	2.5	No change
FAR	.34	.31	.36
Max Lot Coverage	30%	17.1%	23%
Min. Open Space	50%	66%	59%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3	Request to exceed FAR	S.P. per §7.3.3
§3.1.9		