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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: June 14, 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, revised 4/30/2021, 5/20/2021
- 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 and the nonconforming 9.5-foot side setback on the northern boundary as well as construct a second structure with proposed side setback of 10 feet on the southern boundary. Per section 3.2.4, the petitioner seeks a waiver of the side setback requirement for a 9.5-foot side setback for the existing front structure and a 10-foot side setback for the proposed rear structure.

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 <ul style="list-style-type: none"> • Front • Side • Side • Rear 	25 feet 25 feet 25 feet 25 feet	30.7 feet 9.5 feet 50.5 feet >100 feet	No change No change 10 feet 25 feet
Building Height	36 feet	35.6 feet	Units 1-2: 31.6 feet Units 3-4: 31.1 feet
Max Number of Stories	2.5 (3 by special permit)	2.5	No change
Lot Coverage	25%	7.2%	25.3%
Open Space	50%	86.3%	59.5%
Lot Area Per Unit	4,000 square feet	10,146 square feet	5,073 square feet

See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§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