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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: July 26, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Terrence P. Morris, Attorney
A&L Auto Services LLC, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to amend Special Permit #106-13

Petitioner: A&L Auto Services LLC	
Site: 414 Watertown Street	SBL: 14015 0024
Zoning: BU2	Lot Area: 10,992 square feet
Current use: Auto repair shop	Proposed use: No change

BACKGROUND:

The property at 414 Watertown Street consists of a 10,992 square foot lot improved with a one-story auto repair shop allowed by special permit in 1970. The original special permit was amended in 2013 to allow for construction of an additional car bay. The petitioner seeks to amend Special Permit #106-13 to allow for construction of a third garage bay.

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

- Zoning Review Application, prepared Terrence P. Morris, attorney, dated 6/7/2021
- Existing Conditions Plan, signed and stamped by Joseph R. Porter, surveyor, dated 10/1/2013
- Proposed Conditions Plan, signed and stamped by Joseph R. Porter, surveyor, dated 1/11/2021
- Floor Plans and elevations, signed and stamped by Ronald Jarek, architect, dated 3/22/2021

ADMINISTRATIVE DETERMINATIONS:

1. The property received a special permit in 1970 to operate an auto repair shop. The special permit was amended and superseded by Special Permit #106-13 to allow for construction of an additional garage bay. The petitioner seeks to amend Special Permit #106-13 to allow for the addition of a third garage bay per section 4.4.1.

BU2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	10,992 square feet	No change
Frontage		75 feet	No change
Setbacks			
• Front (Watertown St)	10 feet	34.7 feet	No change
• Front (Adams St)	10 feet	21.2 feet	No change
• Side	2.2 feet (equal to abutter)	14.7 feet	2.2 feet
• Rear	0 feet	54.8 feet	No change
Building Height	2 stories/24 feet	1 story/21 feet	No change
Max FAR	1.0	.20	.26

2. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1	Request to amend Special Permit #106-13 to allow for construction of an additional garage bay	S.P. per §7.3.3