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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 10, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Alexander Narinsky, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: Request to amend Special Permit #350-10 to exceed FAR

Applicant: Alexander Narinsky	
Site: 175 Allerton Road	SBL: 52024 0006
Zoning: SR2	Lot Area: 8,530 square feet
Current use: 3-unit Multi-family dwelling	Proposed use: No change

BACKGROUND:

The property at 175 Allerton Road consists of an 8,530 square foot lot improved with a three-unit multi-family dwelling constructed in 1910. The property was granted a special permit in 2011 to extend a nonconforming two-family dwelling to allow for three units in the SR3 district. The petitioner seeks to amend the special permit to construct dormers to the attic level. The proposed additions to the nonconforming multi-family dwelling and FAR require a special permit.

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

- Zoning Review Application, prepared by Alexander Narinsky, architect, submitted 6/24/2021
- Plan of Land, signed and stamped by Neil J. Murphy, surveyor, dated 5/26/2021
- Architectural plans and elevations, prepared by Rebel Design Build, submitted 6/24/2021
- FAR worksheet, submitted 6/24/2021

ADMINISTRATIVE DETERMINATIONS:

1. The property was granted Special Permit #350-10 to allow for a three-unit multi-family use in the SR2 zoning district. An amendment to the special permit is required to expand the nonconforming multi-family dwelling use per section 7.8.2.C.2.
2. The petitioners intend to construct dormers to the attic level. The dormers add 455 square feet of FAR resulting in a total of 3,550 square feet. The existing FAR is .36, where .40 is the maximum allowed per section 3.1.9. The proposed additions further increase the FAR to .42, requiring a special permit pursuant to Sections 3.1.3 and 3.1.9.
3. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.4.1 §7.8.2.C.2	Request to amend Special Permit #350-10 to extend a nonconforming multi-family use	S.P. per §7.3.3
§3.1.3 §3.1.9	Request to exceed FAR	S.P. per §7.3.3

Next Steps

Please contact a Planner by calling 617.796.1120 to obtain a copy of the Special Permit Application. If there have been any changes made to the plans since receipt of your Zoning Review Memorandum you must inform the Zoning Code Official to ensure additional relief is not required. You will need an appointment with a Planner to file your Special Permit Application. **Incomplete applications will not be accepted.**

The following must be included when filing a Special Permit Application:

4. Two (2) copies of the completed Special Permit Application (signed by property owner)
5. Filing Fee (see Special Permit Application)
6. Two (2) copies of the Zoning Review Memorandum
7. Plans (Thirteen sets signed and stamped by a design professional). Each set shall contain:
 - Site Plans showing existing and proposed conditions (including topography as applicable)
 - Architectural plans showing existing and proposed conditions (including façade materials)
 - Landscape plan (as applicable)
8. One (1) Floor Area Ratio (FAR) Worksheet, (signed and stamped by a design professional)
9. One (1) copy of any previous special permits or variances on the property (as applicable)
10. One (1) copy of any other review/sign-off (Historic, Conservation, Tree Removal, etc. as applicable)
11. Two (2) electronic copies of the application with all above attachments (USB or CD)

Copies of all plans shall either be 8.5 x 11 or 11 x 17, except as requested by staff

Special Permit Sign (\$20 fee)

Incomplete applications will delay the intake and review of your project.

Depending on the complexity of the project additional information may be requested to facilitate a full review of the application.

Has the proposed project been presented to and discussed with abutting property owners? Y/N