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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: November 17, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Marco Rotondo, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow more than 700 square feet of total garage area on a lot and for more than three garage stalls

Applicant: Marco Rotondo	
Site: 265 Upland Avenue	SBL: 83027 0028
Zoning: SR2	Lot Area: 25,000 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 265 Upland Road consists of a 25,000 square foot lot improved with a single-family dwelling under construction and an existing detached garage. The petitioners intend to construct two garage stalls in the dwelling while maintaining the two stalls in the detached garage for a total of four, requiring a special permit.

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

- Zoning Review Application, prepared by Marco Rotondo, applicant, submitted 10/12/2021
- Plans and elevations, signed and stamped by Michael McKay, architect, dated 4/19/2021
- Site Plan, signed and stamped by Bradley Simonelli, surveyor, dated 4/5/2021
- FAR worksheet, signed and stamped by Michael McKay, architect

ADMINISTRATIVE DETERMINATIONS:

1. Per section 3.4.4.E.1 there may be no more than 700 square feet in total garage area on a lot for a residential building with one dwelling unit, accommodating up to three vehicles. The petitioners have an existing 528 square foot detached garage. They received a building permit in 2021 to construct a new single-family dwelling with an attached two car garage with a notation on the permit requiring modifications to the detached garage to prohibit its use for vehicles. The petitioners seek to maintain the detached garage for vehicular use, which results in four garage stalls and 1,152 square feet of total garage area. Per section 3.4.4.H.1 a special permit is required to exceed 700 square feet of garage area and to provide for more than three vehicles.

SR2 Zone	Required	Permitted/Existing
Lot Size	10,000 square feet	25,000 square feet
Frontage	100 feet	100 feet
Setbacks - Principal		
• Front	25 feet	25.6 feet
• Side	7.5 feet	8 feet
• Side	7.5 feet	19 feet
• Rear	15 feet	170.3
Setbacks - Accessory		
• Front	25 feet	96 feet
• Side	5 feet	±7 feet
• Rear	5 feet	131 feet
Max Number of Stories		
• Principal	2.5	2.5
• Accessory	1.5	1.5
Height		
• Principal	36 feet	33.10
• Accessory	22 feet	NA
FAR	.33	.27
Max Lot Coverage	30%	15.5%
Min. Open Space	50%	75%

See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§3.4.4.E.1	To allow 1,152 square feet of total garage area accommodating four vehicles	S.P. per §7.3.3