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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: March 28, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Robert Fizek, Architect
Jeffrey and Nancy Selig, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to exceed maximum FAR

Applicant: Mark Preston	
Site: 78 Commonwealth Park West	SBL: 53033 0004
Zoning: SR2	Lot Area: 7,968 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 78 Commonwealth Park West consists of a 7,968 square foot in the Single Residence 2 zoning district improved with a single-family dwelling constructed circa 1922. The petitioner intends to construct an attached garage and two-story rear addition increasing the FAR beyond that which is allowed, requiring a special permit.

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

- Zoning Review Application, prepared by Robert Fizek, architect, dated 2/10/2022
- FAR worksheet, submitted 2/10/2022
- Proposed Addition Plan, signed and stamped by Verne T, Porter, surveyor, dated 1/19/2022
- Floor plans and elevations, signed and stamped by Robert J. Fizek, architect, dated 1/7/2022

ADMINISTRATIVE DETERMINATIONS:

1. The applicants propose to raze an existing detached garage at the rear of the property and construct an attached garage and mudroom on the side of the dwelling. Additionally, a two-story rear addition is proposed adding to the kitchen and a second story bedroom. A farmer's porch is proposed at the front of the dwelling. The proposed additions increase the FAR from .36 to .45, where .41 is the maximum allowed per section 3.1.9. Per section 3.1.9.A.2, a special permit is required to exceed maximum allowable FAR.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	7,986 square feet	No change
Frontage	80 feet	165 feet	No change
Setbacks			
• Front	25 feet	21.9 feet	No change
• Side	7.5 feet	±15 feet	12.1 feet
• Side	7.5 feet	27.3 feet	No change
• Rear	15 feet	12.8 feet	No change
Building Height	36 feet	28.2 feet	No change
Max Number of Stories	2.5	2.5	No change
Lot Coverage	30%	20.5%	26.9%
Open Space	50%	74%	66.5%
FAR	.38	.28	.41

See "Zoning Relief Summary" below:

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