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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: June 14, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Katie Whewell, Chief Planner for Current Planning

Cc: Marco Breda, agent
Salwa Elarabi, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to allow oversized dormers and to exceed FAR

Applicant: Salwa Elarabi	
Site: 1198 Chestnut Street	SBL: 51040 0020
Zoning: MR1	Lot Area: 11,146 square feet
Current use: Two-family dwelling	Proposed use: No change

BACKGROUND:

The property at 1198 Chestnut Street consists of an 11,146 square foot lot in the MR1 zoning district improved with a two-family dwelling constructed circa 1900 and a detached garage. The petitioner proposes to raise the roof of the rear half of the dwelling with full shed dormers on the east and west elevations. The proposed construction requires a special permit for the dormer design and to exceed FAR.

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

- Zoning Review Application, prepared by Marco Breda, agent, dated 5/2/2022
- Existing Plot Plan, signed and stamped by Scott M Cerrato, surveyor, dated 2/4/2022
- Floor plans and elevations, signed and stamped by Stanislav Berdichevsky, Engineer, dated 2/4/2022
- FAR worksheet, signed and stamped by Stanislav Berdichevsky, Engineer, dated 2/12/2022

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to raise the roof of the rear half of the dwelling to match the existing height. The proposed design creates full shed dormers on the east and west elevations of the dwelling. The 31.16 foot-long dormers are 80% of the walls next below. Per section 1.5.4.G.2.b a special permit is required for a dormer wider than 50% of the length of the exterior wall of the story next below.
2. Per section 1.5.4.G.2.c the vertical plane of the side wall of a dormer may not be closer than three feet from the vertical plane of the intersection of the roof and the main building end wall nearest the dormer, unless otherwise allowed by special permit. The proposed shed dormers extend the entire length of the wall with no separation from the intersection of the roof and end wall, requiring a special permit.
3. The proposed construction increases the square footage by 221 square feet. The existing FAR is .46, where .48 is the maximum allowed per sections 3.2.3 and 3.2.11. The proposed addition increases the FAR to .49, requiring a special permit.

See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§1.5.4.G.2.b	To allow a dormer exceeding 50% of the wall plane next below	S.P. per §7.3.3
§1.5.4.G.2.c	To allow a dormer closer than 3 feet to the end wall	S.P. per §7.3.3
§3.2.3 §3.2.11	To exceed maximum FAR	S.P. per §7.3.3