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Director

ZONING REVIEW MEMORANDUM

Date: July 26, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Yumio Saneyoshi, Penguin Coding School
Scott Bernstein, owner
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to allow a for-profit educational use

Applicant: Yumio Saneyoshi	
Site: 1223 Centre Street	SBL: 64028 0022
Zoning: BU1	Lot Area: 2,829 square feet
Current use: Mixed use	Proposed use: Mixed use

BACKGROUND:

The property at 1221-1227 Centre Street consists of a 2,829 square foot lot in the BU1 zone. The site is at the corner of Centre and Pelham Streets and is improved with a one-story building occupied by various commercial uses. The petitioner seeks to locate a for-profit coding school on site, requiring a special permit.

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

- Zoning Review Application, prepared by Yumio Saneyoshi, applicant, dated 7/26/2022

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to introduce a for-profit educational use (Penguin Coding School) to a vacant 1,697 square foot tenant space formerly occupied by a bank. Per sections 4.4.1 and 6.3.14.B.2, a special permit is required to allow a for-profit educational use in the BU1 zoning district.
2. The 1,697 square foot tenant space was previously occupied by a bank. The previous bank use required eight parking stalls per section 5.1.4.A. The proposed for-profit educational use will have up to four employees working at a time, resulting in a requirement of four parking stalls. No waiver is required, as the credit from the previous use satisfies the proposed parking requirement.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.3.14.B.2	Request to allow a for-profit educational use	S.P. per §7.3.3