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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: July 25, 2022

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Ronald and Caryn Harding, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: **Request to exceed FAR and to allow three stories**

Applicant: Ronald & Caryn Harding	
Site: 53 Neshobe Road	SBL: 42007 0006
Zoning: SR2	Lot Area: 17,173 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 53 Neshobe Road consists of a 17,173 square foot lot improved with a single-family dwelling constructed circa 1898. The petitioners propose to construct an attached two-car garage with space above. The proposed additions will exceed the maximum FAR and create a three-story structure, requiring a special permit.

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

- Zoning Review Application, prepared by Ronald Harding, applicant, submitted 6/30/2022
- Proposed Conditions Plan, signed and stamped by Joseph R. Porter, surveyor, dated 3/31/2022
- Plans and elevations, prepared by drm, Design Build, Inc, submitted 6/30/2022
- FAR calculation, submitted 6/30/2022

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to construct a two-car attached garage with habitable space above. The proposed addition increases the FAR from .31 to .36 where .33 is the maximum allowed. A special permit per sections 3.1.3 and 3.1.9 is required.
2. Due to the average grade, the basement is considered the first story. The existing structure is 2.5 stories as allowed by section 3.1.3. The proposed addition adds 192 square feet above the garage, increasing the square footage of the floor area above the second story to more than two-thirds of the second story, thereby creating a third story. Per section 3.1.3, a special permit is required to allow a three-story single-family dwelling.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	17,173 square feet	No change
Frontage	100 feet	109.7 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Side • Rear 	25 feet 25 feet 7.5 feet 15 feet	38.4 feet 43 feet 12.1 feet 44.2 feet	No change 8 feet No change No change
Max Number of Stories	2.5	2.5	3*
Max Height	36 feet	28.6 feet	28.8 feet
FAR	.33	.31	.36*
Max Lot Coverage	30%	13.8%	18.5%
Min. Open Space	50%	84.9%	73%

*Requires relief

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9	To exceed FAR	S.P. per §7.3.3
§3.1.3	To allow three stories	S.P. per §7.3.3