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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: October 3, 2022

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Jeffrey and Stephanie McNeil, Applicants
Rick Amodei, Architect
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: **Request to exceed FAR and to allow oversized dormers**

Applicant: Jeffrey and Stephanie McNeil	
Site: 270 Auburndale Avenue	SBL: 44029 0013
Zoning: SR3	Lot Area: 5,722 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 270 Auburndale Avenue consists of a 5,722 square foot lot in the Single Residence 3 zoning district improved with a single-family dwelling constructed circa 1900 and a detached garage constructed in 1927. The petitioners propose to make additions to the first and second stories which exceed both the FAR and dormer regulations, requiring a special permit.

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

- Zoning Review Application, prepared by Rick Amodei, architect, submitted 9/8/2022
- Floor plans and elevations, prepared by Silver Lake Architects, architect, dated 4/21/2022
- Existing Conditions Plot Plan, signed and stamped by Todd P. Chapin, surveyor, dated 5/15/2022
- Proposed Conditions Plot Plan, signed and stamped by Todd P. Chapin, surveyor, dated 9/2/2022
- Average Grade Plane, signed and stamped by Todd P. Chapin, surveyor, dated 9/14/2022
- FAR worksheet, submitted 9/8/2022
- Exterior Elevations, prepared by Silver Lake Architects, submitted 9/29/2022

ADMINISTRATIVE DETERMINATIONS:

1. The existing dwelling and garage have an FAR of .41 where .46 is the maximum allowed per sections 3.1.3 and 3.1.9. The petitioners propose to infill a portion of an existing front porch, construct a second story addition in the footprint of the rear ell and half story dormers which increase the FAR to .58, requiring a special permit per section 3.1.9.

2. Per section 1.5.4.G.2.b a dormer may be no wider than 50% of the length of the exterior wall next below. The petitioners propose dormers on both the eastern and western sides of the roof. The eastern dormer is 34.3 feet wide, which is 87% of the 39.5 foot wall below. The western dormer is 34.3 feet wide where the wall plane below is 20 feet wide due to a jog in the plane. The proposed oversized dormers require a special permit per section 1.5.4.G.2.b.

3. The proposed eastern dormer is in line with the intersection of the roof and the main building end wall. Per section 1.5.4.G.2.c, a dormer may be no closer than three feet from the intersection of the roof and main building. The proposed dormer requires a special permit to be located less than three feet to the intersection of the roof and main building.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	5,722 square feet	No change
Frontage	70 feet	62 feet	No change
Setbacks			
• Front	25 feet	25.9 feet	No change
• Side	7.5 feet	17.1 feet	17 feet
• Side	7.5 feet	6.9 feet	No change
• Rear	15 feet	18.4 feet	No change
Height	36 feet	32.78 feet	No change
Stories	2.5	2.5	No change
FAR	.46	.41	.58*
Max Lot Coverage	30%	27.7%	29.1%
Min. Open Space	50%	52.1%	50.7%

*Requires relief

See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§3.1.3 §3.1.9	To exceed FAR	S.P. per §7.3.3
§1.5.4.G.2.b	To allow oversized dormers	S.P. per §7.3.3
§1.5.4.G.2.c	To allow dormers with less than a 3-foot setback	S.P. per §7.3.3