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Barney S. Heath  
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## ZONING REVIEW MEMORANDUM

Date: September 21, 2022

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Franklin Schwarzer, Attorney  
Adam Valkin and Talia Alexander Valkin, Trustees  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Deputy City Solicitor

**RE: Request to allow more than 700 square feet of total garage area within two separate attached garages accommodating six vehicles**

Applicant: Adam Valkin & Talia Alexander Valkin	
Site: 157 Dudley Road	SBL: 81051 0006B
Zoning: SR1	Lot Area: 120,105 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 157 Dudley Road consists of a 120,105 square foot lot improved with a single-family dwelling constructed in 2015. The applicants seek a special permit to allow for a second three-car attached garage. A single-family dwelling with two attached garages exceeding 700 square feet in total garage area requires a special permit.

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

- Zoning Review Application, prepared by Franklin Schwarzer, attorney, submitted 8/30/2022
- Plans and elevations, prepared by Legault Design LLC, dated 2/16/2022
- Site Plan, signed and stamped by Verne T. Porter Jr, surveyor, dated 6/6/2022

**ADMINISTRATIVE DETERMINATIONS:**

1. The property is improved with a single-family dwelling constructed in 2015 with an attached three-car garage. A building permit was issued in error in 2021 for a pool house which has been deemed to have a tenuous connection to the principal structure, attaching by the roof only. The petitioners intend to construct an addition that results in a full attachment to the principal dwelling with a new building permit, rectifying the attachment issue and allowing for the proposed construction. The following relief assumes that the pool house is attached to the principal dwelling.
2. The petitioners propose to construct a second 757 square foot attached three-car garage connected to the pool house wing of the dwelling facing the existing 697 square foot attached garage. Per section 3.4.4.E.1 there may be no more than 700 square feet in total garage area on a lot for a residential building with one dwelling unit and no more than one attached garage unless a special permit is granted. Per section 3.4.4.H.1 a special permit is required to allow for 1,454 square feet of total garage area in two attached garages accommodating six vehicles.

SR1 Zone	Required	Existing	Proposed
Lot Size	25,000 square feet	120,105 square feet	No change
Frontage	140 feet	140 feet	No change
Setbacks			
• Front	40 feet	41.2 feet	No change
• Side	20 feet	115.5 feet	No change
• Side	20 feet	46.4 feet	No change
• Rear	25 feet	>100 feet	No change
Max Number of Stories	2.5	2.5	No change
Height	36 feet	NA	31.91 feet
FAR	.26	.116	.122
Max Lot Coverage	15%	6.8%	7.5%
Min. Open Space	70%	83.4%	84.1%

See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§3.4.4.E.1	To allow 1,454 square feet of total garage area in two separate attached garages accommodating six vehicles	S.P. per §7.3.3