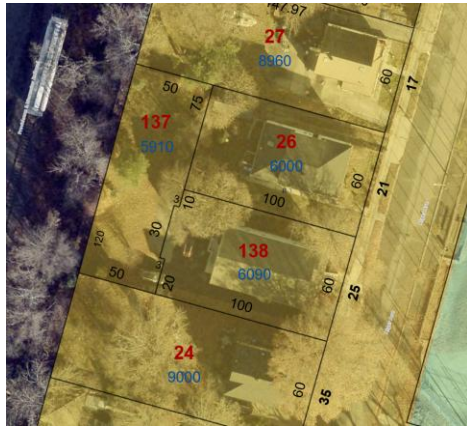




DEPARTMENT OF PLANNING AND DEVELOPMENT RECOMMENDATION TO THE ZONING BOARD OF REVIEW

23 ALGER AVE

OCTOBER 7, 2026



AERIAL VIEW OF SITE



VIEW FROM ALGER AVE

<i>Application Type</i>	<i>Neighborhood</i>	<i>Applicant</i>	<i>Parcel</i>	<i>Parcel Size</i>	<i>Zoning District</i>
Dimensional Variance	South Elmwood	Wisdom Properties LLC	AP 88 Lot 137	± 5,910 SF	R-3

Variance(s) requested:

Table 4-1: Front Yard setback

Project Description

The applicant proposes to construct a new two-family dwelling on the lot which is land locked and is atypically oriented with its long dimension parallel to the front lot line. Thus, relief is requested to provide 3 feet of front yard setback where 13.25 feet is the minimum, and 6 feet of rear setback where 30 feet is the minimum.

Discussion

The subject lot is located at the rear of lot 138, which fronts on Alger Ave. It exhibits a unique layout as it does not have direct street access and is only accessible from an easement that passes over lot 138. In addition, it is laid out as a rectangle with the width of approximately 120' parallel to Alger Ave and a length of 50'. The applicant is requesting relief to maintain a front yard setback of approximately 3' where a minimum of 13.25' is required and a rear setback of 6' where a minimum of 30' is required. The request for relief is attributable to the unique character of the lot as it's layout and length make it difficult to meet both setbacks. These conditions are not the result of a prior action of the applicant and granting of the variance is not expected to alter the general character of the area as the lot is set back from Alger Street with a rail line to the rear. Denial

of the relief would amount to more than a mere inconvenience as it would limit the developable area of the lot, preventing it from being developed in conformance with what is permitted by the ordinance.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.