

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MARCH 10, 2020

*Application Type*

Dimensional Variance

*Neighborhood*

Federal Hill

*Applicant*

Scott Aceto, Owner and Applicant

*Parcel*

AP 32 Lot 385 and 458

*Address*

8 Gotham Ct and 283 Carpenter St

*Parcel Size*

Lot 458 ± 2,223 SF

Lot 385 ± 4,611 SF

*Zoning District*

R-3

*Variance Requested*

Dimensional Variance from lot merger provision

## 8 GOTHAM CT & 283 CARPENTER ST



Location Map



View of the building

### SUMMARY

#### Project Description

The applicant is seeking relief from the square footage condition of Section 2003.E.2. under which adjacent substandard lots of record under common ownership would be considered one lot and undivided by the Zoning Ordinance. Lot 458 has 2,223 square feet of lot area and is occupied by a two family dwelling, Lot 385 has 4,611 square feet of lot area and is vacant. The zoning relief sought will allow for Lot 385 to be developed for a single or two family dwelling

#### Discussion

While Lot 458 is very small, it is not unusual for the surrounding neighborhood, which includes many developed lots that are even smaller. On the other hand, Lot 385 is one of the largest lots in the vicinity. If it was just 389 sq. ft. larger, the lots would not be considered merged. Given this, this variance request would seem to be the least necessary for the lot to be developed. This would also be an example of infill development supported by objective H-2 of the comprehensive plan, which encourages creation of new housing. The future land use map of the plan designates this area as one intended for medium density residential development, and granting of the relief would

allow for the type of development intended by the plan.

Development of housing on the vacant lot would be in character with the residential nature of the neighborhood and is not expected to have a negative effect on the surroundings.

It is the DPD's opinion that granting the requested relief would be the least necessary to allow for development of the vacant lot in conformance with the zoning ordinance and comprehensive plan.

#### Recommendation

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



