

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 8, 2021

313 AND 317 ADMIRAL STREET

Application Type

Dimensional Variance

Neighborhood

Wanskuck

Applicant

Alexsandra Labitue

Parcel

AP 70 Lots 602 and 591

Address

313 and 317 Admiral Street

Parcel Size

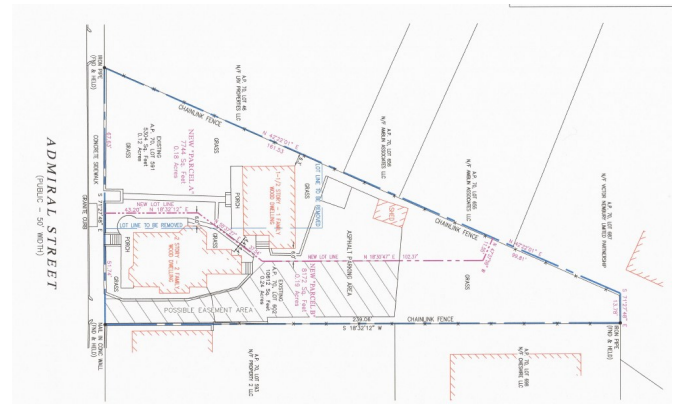
Lot 591 ± 5,257 SF
Lot 602 ± 10,529 SF

Zoning District

R-3

Variance Requested

Dimensional variance for side yard setback



Location Map

Proposed site plan

SUMMARY

Project Description

The applicant is seeking relief from the requirements of Table 4-1 for a minimum interior side setback of 4.4 feet for each property where 6 feet are required. The owner proposes an administrative subdivision to relocate the interior lot line between the properties to rectify the current layout where the interior side lot line runs through the structure on lot 591.

Discussion

The subject property is a unique development as it is composed of two lots with houses on each lot in proximity to each other. The side lot lines for lot 602 taper backward, forming an irregular layout that is not typically observed. The side lot line for lot 591 currently passes through the eastern portion of the building at 317 Admiral Street.

The applicant is seeking to reconfigure the lot lines to remediate the nonconforming condition and provide some more area to lot 591. Relief from the side yard setback requirement is requested as a 6' setback is required but only 4'4" will be provided from either dwelling, which are less than 10' apart at their closest points.

Based on plans provided, the relief requested is related to the unique configuration of the property and the proximity of both dwellings. There appears

to be no alternative to the location of the proposed lot line, making it the least relief necessary, with the change not affecting neighboring property or conformance with any other requirements of the ordinance.

An easement will be installed to permit vehicles to access parking located at the rear of both dwellings, so street access will remain unaffected.

Recommendation

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

