RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 8, 2021

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

Prospero Castro

Parcel

AP 31 Lot 107

Address

43 Superior Street

Parcel Size

Lot 107 ± 3,200 SF Lot 108 ± 1,236 SF

Zoning District

R-3

Variance Requested

Dimensional variance for lot size to not trigger lot merger provision



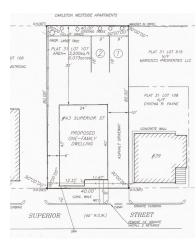
Updated: December 2, 2021

43 SUPERIOR STREET





Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking relief from the square footage condition of Section 2003(E) under which substandard lots of record would be considered one lot and undivided by the Zoning Ordinance. The subject property has 3,200 square feet of lot area and is contiguous with, and once in common ownership with, Lot 108 which has 1,236 square feet of lot area and is improved with a single-family dwelling. The applicant requests relief of 1,800sf of lot area for Lot 107 so as not to be considered a substandard lot of record and therefore not merged with lot 108. The applicant proposes to develop the subject property with a single-family dwelling.

Discussion

Requests for relief from the lot merger provision typically involve an equal or larger-sized developed lot merged with a vacant substandard lot. This request is unique as the smaller lot (Lot 108) is occupied by a dwelling, with the larger lot vacant due to the merger provision. The provision restricts any residential development on lot 107, which is considered merged with lot 108.

The subject property is located in an area that the comprehensive plan intends for medium density residential development. The plan describes these

areas as ones intended for one to three family residential development on lots ranging between 3,200 SF to 5,000 SF. Based on the plat map, the neighborhood conforms to this description, with lots of varying sizes in the vicinity.

Granting the relief would permit the applicant to construct a single family dwelling, resulting in a total of two units on approximately 4,436 SF, which is within the density intended for this zone. The relief requested would be the least necessary and is not expected to have a negative effect on neighborhood character as it would allow for development that is in conformance with the intent of the comprehensive plan.

Recommendation

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