



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

### 48 COVELL STREET

OCTOBER 7, 2026



**VIEW FROM COVELL STREET**



**AERIAL VIEW**

| <i>Application Type</i> | <i>Neighborhood</i> | <i>Applicant</i> | <i>Parcel</i> | <i>Parcel Size</i> | <i>Zoning District</i> |
|-------------------------|---------------------|------------------|---------------|--------------------|------------------------|
| Dimensional Variance    | Olneyville          | Steven Freels    | AP 63 Lot 165 | ± 2,502 SF         | R-3                    |

#### *Variance(s) requested:*

Table 4-1 as modified by 2003.B: Interior Side setback of .19' where 3' is required

Section 1202.L.1: Main entrance over 20' from the front facade

Section 1302.J.3: Width of integral garage where 22' is permitted and 33' is proposed

#### **Project Description**

The applicant proposes a new three-family dwelling with integral garage bays in the location of an existing 4 bay garage structure. The proposed interior side setback is .19 feet where 3 feet are the required minimum, the integral garage doors have a width of 33 feet where 22 feet is the maximum permitted, and the entry on the side of the dwelling is 23 feet from the front façade where 20 feet are the maximum permitted.

**Discussion**

The lot is currently occupied by a garage that will be demolished. The proposed development will consist of a three bay garage on the ground floor with a three family dwelling above. The 33' length of the garage exceeds the 22' permitted by right. Based on plans provided, the building will occupy close to the entirety of the lot's frontage, with the applicant requesting relief from the interior side yard setback requirement. Pedestrian access to the units will be provided from an entrance that is accessed from stairs at the ground level, requiring relief as the entrance is over 20' from the front façade.

Based on a site visit and plans provided, a hardship related to the requested relief is not apparent as the applicant could accommodate the proposed development with minimal need for relief. A three family dwelling is proposed with one unit on each level. Section 1202.U of the zoning ordinance permits one accessory dwelling unit (ADU) per lot in all zones, with no parking required for a unit. Two-bedroom ADUs may provide an area of up to 1,200 SF. If the applicant were to consider the 1,079 SF third floor unit an ADU, it would eliminate the need for one parking space. This would create clearance to meet the interior side setback requirement and reduce the magnitude of relief requested relative to the width of the integral garage. In addition, an entrance that is within 20' of the front façade could be provided. It is the DPD's opinion that the requested relief is not necessary as the applicant could design a conforming development and also provide three units.

**Recommendation**

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