

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 14, 2022

518 LLOYD AVE

Application Type

Dimensional Variance

Neighborhood

Blackstone

Applicant

Montessori Children's House, Inc

Parcel

AP 39 Lot 170

Address

518 Lloyd Ave

Parcel Size

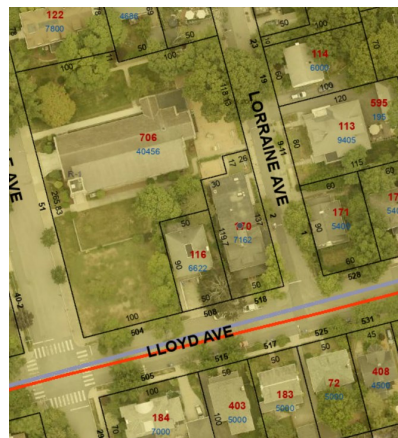
± 7,162 SF

Zoning District

R-1

Variance Requested

1. Dimensional relief for total building coverage
2. Dimensional relief for total impervious coverage
3. Dimensional relief for rear yard setback



Location Map



View from Lorraine Ave

SUMMARY

Project Description

The applicant is seeking dimensional relief from Table 4-1 of the Zoning Ordinance which limits building coverage to 45% of the lot area, total impervious coverage to 65% of the lot area, and rear yard setback to 25 feet. The applicant proposes two additions, totaling 645 gross square feet, to the existing school structure. The proposed additions will increase the degree of the existing nonconforming building and total impervious coverages and extend the rear building face along the existing nonconforming plane that currently encroaches 1.82 feet into the 25-foot rear yard setback.

Discussion

The subject property is a school that is existing and nonconforming by dimension, by total building coverage, impervious coverage and rear yard setback. The applicant is proposing an expansion of 645 SF which includes expanding classroom space by 421 SF with a second floor addition above the existing porch and enclosing the 224 SF area occupied by the ramp.

The building exceeds the maximum coverage limit of 45%, covering 48.9% of the lot. The proposed additions will increase the amount of coverage by 5% to 53.9%. A rear yard setback of 25' is

required but 23.18' is proposed. A maximum impervious surface coverage limit of 81.1% is proposed, an increase of 0.3% over the existing 80.8% limit.

It is the DPD's opinion that the changes proposed will not significantly increase the level of nonconformity beyond what currently exists, and any effects on neighboring property and neighborhood character seem minimal. The DPD does not object to granting the requested relief.

Recommendation

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

