

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 18, 2020

Application Type

Dimensional Variance

Neighborhood

Blackstone

Applicant

Frank Bragantin, Applicant
Sessions/Taft Apartments LLC,
Owner

Parcel

AP 7 Lots 292 and 27

Address

90 and 100 Taft Ave

Parcel Size

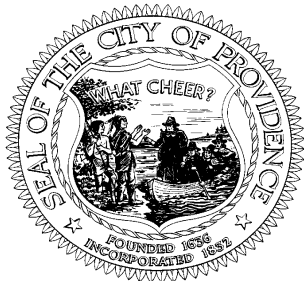
Lot 292 ± 7,504 SF
Lot 27 ± 8,636 SF

Zoning District

R-2

Variance Requested

1. Front yard impervious surface
2. Rear yard impervious surface
3. Total maximum impervious surface



Updated: November 13, 2020

90 AND 100 TAFT AVE



Location Map



View from Taft Ave

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 for front yard paving in excess of the maximum 33% on lot 27; and rear yard paving in excess of 50%, and total impervious surface in excess of 65% on lot 292.

Discussion

The development is composed of two lots, each occupied by a multifamily dwelling. Based on a review of historic images, vehicles jump the curb to park in front of the building, perpendicular to Taft Ave, with no delineation between the sidewalk and the building's parking area. The parking spaces are not striped and vehicles are parked in a disorderly manner. The applicant is proposing to improve this condition by having vehicles park parallel to the building after accessing the lot from Taft Ave, with assigned, striped spaces to provide orderly parking.

Based on plans provided, the changes will allow for installation of a concrete walkway which would facilitate pedestrian movement on the sidewalk. The changes will result in a net decrease of five spaces, with the total being reduced to 19 from 24. Relief from front yard, rear yard and total impervious surface coverage is required as a result of the changes.

The need for relief can be attributed to the unique characteristics of the property as the parking configuration and paving existed prior to the applicant's ownership. The change does not

appear to be motivated by financial gain as the number of parking spaces will be reduced. The changes could result in an improvement to the general character of the neighborhood as it would enhance pedestrian movement.

It is the DPD's opinion that the relief should be granted as it is necessary to implement the proposed changes, which would result in a net improvement for the site.

As the site is still over paved, the applicant should make efforts to introduce more landscaping and pervious surface to better integrate the site into the neighborhood. A planting strip is proposed on Taft Ave, with two street trees on Sessions Street. A total of five trees are required to meet the canopy coverage requirement. The landscaping plan should be subject to the approval of the City Forester who can determine the appropriate location of the plantings and the landscaping areas.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following condition:

The applicant shall meet the canopy coverage requirement under the supervision of the City Forester.