
MEMORANDUM

To: FILE

From: Jean Fraser

Subject: Application ID: 2013-255

Date: 12/9/2013

Comments Submitted by: Ann Machado/Zoning on 12/9/2013

Looked at revised plans submitted 12-6-13. A1.1 shows that the proposed building now meets the 20' rear setback behind 25 Monument Street. The overall footprint of the structure has been reduced to 8,981 sf. Parking spaces 15-18 have been reduced to 8.5" by 18'. A1.02 shows that the length of the deck & enclosed glass bumpout has been reduced to 19.5'. on the western elevation towards the rear of the building. The enclosed (glass) living areas and the decks on floors two through four still encroach 2.5' over the property line on the west and north sides of the building and still extend 3' off the principal structure.. The two blade signs shown on A1.01 are not being approved at this time.

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118 Congress Street is located in the B-1 Neighborhood Business Zone . The project calls for two retail units and twelve dwelling units. The first floor will have the two retail spaces along Congress Street with 18 parking spaces in the rear of the building accessed off of St Lawrence Street. The proposed use requires 12 parking spaces which is being met. The existing building on the lot will be demolished. The lot is 10,728 square feet. The minimum street requirement of 50' is being met. The front of the property faces Congress Street. The front and side setbacks for the first floor are being met. Above the ground floor on the second through fourth floors on the west and north sides of the building the enclosed (frosted glass) living areas and decks appear to encroach 2.5' over the side and front property lines. Part of the rear yard of the property abuts a property (25 Monument Street) with a first floor residential use which requires a 20' setback for that part of the lot. This is not being met at the present. The building is 5'3" from the rear and the three decks scale at two feet from the property line. The maximum height of 45' is not being met but there is a proposed text amendment to change the maximum height to 50'. The maximum impervious surface ratio of 90% is being met. The maximum floor area of 10,000 square feet for a multi-tenant building is being met. The minimum lot area per dwelling unit requirement of 435 square feet is being met.