
MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2013-255
Date: 12/6/2013

Comments Submitted by: Ann Machado/Zoning on 12/6/2013

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.