

On 2/25/16, I had a telephone conversation with Dave Moore, 1550 Forest Ave, CBL 298 A047. He called asking about whether he can change his existing two-family home into a three-family home, by converting the basement into a dwelling unit. Because the property is in the R-3 zone, I told him that this zone only allows single-family dwellings, so he is already nonconforming by having two D.U.'s. The only paths to adding a third would be to seek a hardship variance with the ZBA (which would be very unlikely to be secured), or to talk with planning about rezoning – there is a B-1 zone close by. But rezoning is an involved project with no guarantee of success. He asked if he could just add a bathroom to the basement. I told him he could with permit approval, but that adding a kitchen would turn it into a dwelling unit. He said he understood.