

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

SEPTEMBER 11, 2024

*Application Type*

Use Variance

*Neighborhood*

Wayland

*Applicant*

Amar Singh

*Parcel*

AP 39 Lot 241

*Address*

294 Butler Ave

*Parcel Size*

± 19,293 SF

*Zoning District*

R-1

*Variance Requested*

Use variance to use building as a three family dwelling

## 294 BUTLER AVE



 Location Map

View from Butler Ave

### SUMMARY

#### Project Description

The applicant is seeking a use variance pursuant to Zoning Ordinance Table 12-1 to change the use of the existing structure from a 2-Family to a 3-Family Dwelling.

#### Discussion

The subject property received a special use permit in 2005 to maintain a three family dwelling through a provision of the ordinance that allowed for one dwelling unit for every 5,000 SF of lot area. Per the applicant, the variance is being requested as that resolution was not recorded and the previous provision for a special use permit does not exist in the ordinance.

The subject property is a three story dwelling with one unit on each floor. The lot is significantly larger than other residential lots in the vicinity – measuring almost four times the minimum lot size of 5,000 SF. As the subject property has been used in conformance with the initial grant, the requested relief would not have a negative effect on neighborhood character as it would continue the existing use.

The DPD doesn't object to granting the variance as it would not affect conformance with any other dimensional requirements.

For the board's information, the draft comprehensive plan depicts this area as being rezoned to R-3.

#### Recommendation

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

