

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 9, 2024

Application Type

Dimensional Variance

Neighborhood

Silver Lake

Applicant

Elio Olivero, Applicant and
Dionisio Valerio Nunez, Owner

Parcel

AP 108 Lot 464

Address

372 Plainfield Street

Parcel Size

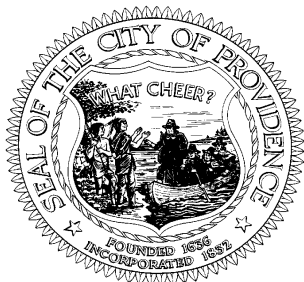
± 2,178 SF

Zoning District

C-2

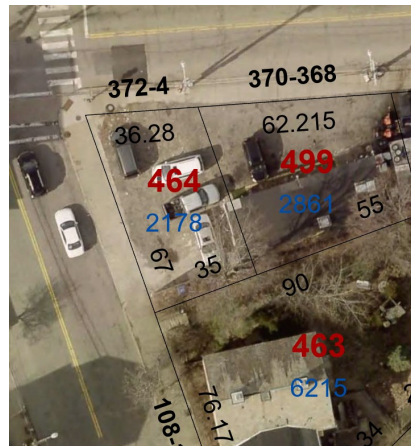
Variance Requested

Dimensional Variance for rear
yard setback

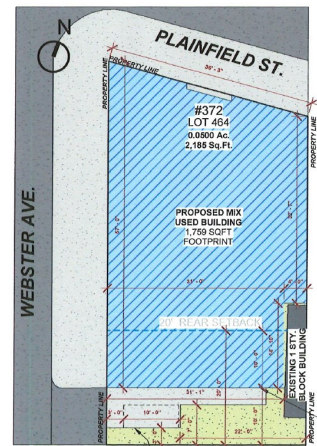


Updated: October 4, 2024

372 PLAINFIELD STREET



Location Map



View from Plainfield Street

SUMMARY

Project Description

The applicant is seeking a dimensional variance, seeking relief from Zoning Ordinance Table 5-1 for a rear setback of 10 feet where 20 are required, as part of a proposal for a new mixed-use structure with 2 retail units, and 4 residential dwelling units.

Discussion

The subject lot is unique as a portion of the neighboring building encroaches onto the lot, reducing the amount of developable space. A reduced setback of 10' is being requested due to this condition. Based on plans provided, two units will be located on each of the upper stories and run the length of each half of the floor. It is the DPD's opinion that the encroachment on the lot

is not proportional to the requested relief as the development could be supported with a smaller setback than what is proposed. The applicant could reduce the proposed setback to 15' without a large effect on the proposed design.

A setback of 15' would allow for separation from the residential zone to the rear and account for the encroachment from the neighboring building.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC grant relief for a setback of 15 feet.