

2966 Linden Street - Zoning Application Narrative

The subject property is an existing conforming use containing 61 dwelling units plus one unit being used as a model for marketing purposes. Applicant seeks zoning relief to convert the existing model unit within the subject property to a one-bedroom dwelling unit. The density calculation of the existing 61-unit conforming use is 2,010 SF per dwelling unit, which exceeds the minimum requirement of 2,000 SF per dwelling unit.

Converting the existing model unit to a one-bedroom dwelling unit increases the unit count from 61 to 62 units within the subject property and shifts the density calculation from 2,010 square feet to 1,978 square feet per dwelling unit – a variance of 22 square feet (1.1%) from the existing density. Converting the model unit will not increase the building area or footprint of the existing building.

The subject property with 61 dwelling units currently has a parking ratio of 1.93 spaces per dwelling units, which exceeds the minimum parking requirement of 1.75 spaces per dwelling unit. If the requested zoning relief is granted to convert the model unit into a dwelling unit, the parking ratio with 62 dwelling units will equal 1.90 spaces per dwelling unit, which exceeds the minimum required parking ratio of 1.75 spaces per dwelling unit.

The relief requested is the minimum relief needed and will have no adverse impact to the neighboring properties. The requested additional dwelling unit will convert an existing under-utilized model unit within the subject property into a rental unit to support a local housing market that is experiencing a dramatic shortage of available units. All other units within the subject property are leased.