

1932 Mary Street - Zoning Application Narrative

The subject property is an existing non-conforming use containing 23 dwelling units plus one unit being used for storage and 34 parking spaces. Applicant seeks zoning relief to convert the existing storage unit within the subject property to a studio/efficiency dwelling unit. The density calculation of the existing 23-unit non-conforming use is 1,799 SF per dwelling unit. Converting the existing storage unit to a dwelling unit increases the unit count from 23 to 24 units within the subject property and shifts the density calculation from 1,799 square feet to 1,724 square feet per unit – a variance of 75 square feet (4.2%) from the existing density. Converting the storage unit will not increase the building area or footprint of the existing building.

The Applicant also requests a parking variance to accommodate the additional unit from the existing non-conforming 1.48 spaces per dwelling unit to 1.42 parking spaces per unit. The requested relief relating to parking results in a variance of 0.06 parking spaces per unit (4.0%) from the existing parking calculation.

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 space within the subject property into a rental unit to support a local housing market that is experiencing a dramatic shortage of available units.