

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: July 5, 2018

Re: **32 Alice Street Subdivision**

I have reviewed the June 26, 2018 cover letter from Hudson Land Design, June 18, 2018 letter from Rabbi Brent Spodek, June 18, 2018 Subdivision Application, June 18, 2018 Short EAF Part 1, and a 4-sheet Preliminary Subdivision Plan, dated June 26, 2018.

### **Proposal**

The applicant is proposing to subdivide an 0.467-acre parcel with one existing house into two lots for the construction of an additional house. The parcel is in the R1-7.5 zoning district.

### **Comments and Recommendations**

1. The total lot area from the survey is 0.467 acres, which should be the same as the parcel area in the Project Information table on Sheet 2.
2. The Plat shows existing tree locations, but the plan should also identify by size and species any major trees that will be removed.
3. Section 223-12 H requires that “[w]ithin any residence district, no part of any dwelling or other structure housing a main use...shall be erected on that part of a lot where the lot width is less than the minimum requirements for the district in which it is located.” The proposed house is located on a section of Lot 2 that does not meet the minimum 75-foot lot width standard, so the applicant will request an area variance for lot width at the building.
4. When the total square footage of Lot 2 is divided by the average lot depth, the resulting average lot width is 68 feet, less than the required 75 feet in Section 223-17 C. The applicant should justify the lot width calculations on the Schedule of Regulations Tables. Area variances for two sections of the Code regarding lot width will likely be required.
5. The front setback for the proposed house on Lot 2 is 18.4 feet, less than the required 30 feet, but generally appropriate given the setbacks of the existing buildings along the same side of Alice Street. The setback could be 6 feet less to allow for a front porch, which is typical of adjacent houses on the block. The Board should approve a reduced front setback without a variance, under Section 223-13 K.
6. Given the less-than-full width of Lot 2, the proposed house layout could be changed to a narrower and deeper footprint to provide a larger landscaped buffer for the neighboring houses.
7. The size of the proposed street tree should be included on Sheet 2.

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If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c:     Tim Dexter, Building Inspector  
        Jennifer L. Gray, Esq., City Attorney  
        Arthur R. Tully, P.E., City Engineer  
        John Russo, P.E., City Engineer  
        Daniel G. Koehler, P.E., Project Engineer