

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

Date: September 6, 2018

Re: **53 Eliza Street Site Plan**

I have reviewed the Site Plan cover letter and use variance documents from Cuddy+Feder, a Site Plan Application, a full EAF Part 1, and a 5-sheet Site Plan set, all dated August 28, 2018.

Proposal

The applicant is proposing to replace a non-conforming commercial use on a an 0.696-acre parcel in the R1-5 zoning district with nine apartments in three buildings.

Comments and Recommendations

1. The applicant has requested a use variance for multifamily apartments in a one-family residential district, claiming that the proposed residential units will be more consistent with the character of the street and more conforming than the existing offices, storage and contractor's yard. The Planning Board may make a recommendation to the ZBA on the use variance request.
2. My suggestion to the applicant was to propose two single-family house types along the front of the lot with a shared driveway to six or so apartment units to the rear. This layout would be more consistent with the surrounding houses along Eliza Street, while still providing a multifamily alternative on this larger, non-conforming lot.
3. If the applicant receives the use variance as requested, the Architectural Review Subcommittee should look for ways to break down the apparent size of the front apartment building and incorporate compatible house features, such as front porches.
4. The front setback for the proposed building along Eliza Street is 11.73 feet, less than the required 30 feet, but appropriate given the setbacks of the buildings along the same side of the street. The Board should approve a reduced front setback without a variance, under Section 223-13 K.
5. Front yard landscaping, as featured on the Site Plan, should be included in the Sheet 3 rendering.
6. The trash enclosure details should be shown on future plans.
7. The two parcels directly to the rear and a sliver of this property were rezoned to R1-5 in June of 2018, so no part of this parcel is now in the RD-5 district. Note 2 on Sheet 1 and the Project Information table on Sheet 4 should be corrected.

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

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