

TO: Zoning Board of Adjustment
FROM: Peter Stith, AICP, Planning Department
DATE: April 16, 2018
RE: Additional Information on 105 Bartlett Street

Case #4-6

Planning Department Comments

This memo provides some additional clarification and background information on 105 Bartlett. The applicant is proposing to reconfigure lot lines in order to create a new road which requires subdivision approval by the Planning Board. Prior to submitting for approval to the Planning Board, they must get variances under the current zoning for the new configuration of lots. The application before you does not include any development, only reconfiguration of the lot lines to accommodate a new road and get relief for the existing nonconforming structures. If the zoning relief is granted, the applicant would then need to apply to the Planning Board for subdivision approval. In order to construct any new buildings on the subdivided properties they will also require site plan approval from the Planning Board. The applicant has indicated any future development will comply with zoning regulations and they do not anticipate requiring zoning relief from the BOA.

As mentioned in the staff report, the applicant is also seeking a rezoning and has been before City Council and referred to the Planning Board and is scheduled to be on their April 26, 2018 agenda. If the advertisement for the second reading before City Council is published prior to receiving all the land use approvals, the applicant must comply with both the old (current zoning) and the new zoning. This is why the applicant is asking for relief from both zoning designations and avoiding the possibility of having to come back before the BOA once the zoning has changed.