

Block 22, Lot 32
Preliminary & Final Major Site Plan
Summary of Variances

Existing Variances to Remain:

Ord. Section 25-1-7.4. a.1. - Minimum Lot Area

Requirement: 3 acres

Provided: 2.662 acres

Existing variance to remain.

Ord. Section 25-1-7.4. a.2. – Maximum Permitted Density

Requirement: 20 units per acre.

Provided: 78.13 units per acre.

Existing variance to remain.

Ord. Section 25-1-7.4. a.3. – Building Setback

Requirement: The minimum principal building setback from any other property line shall be at least 50 feet.

Proposed: The existing setback for the principal structure is 36.6 feet.

Existing variance to remain.

Ord. Section 25-1-7.4. a.5. - Maximum Building Height

Requirement: 40 feet

Provided: 10 stories (greater than 40 feet)

Existing variance to remain.

Ord. Section 25-1-7.4. a.6. – Maximum Building Length

Requirement: The maximum length of any multiple dwelling structure shall not exceed 200 feet and the exterior wall on any such building shall not exceed a length of 50 feet, unless there is a variation in the surface plane of such wall at least once every 50 feet, with such variation consisting of either a recess or protrusion of the surface plane for a minimum depth of five feet.

Provided: The existing length of the dwelling structure is 218.54 feet

Existing variance to remain.

Proposed Variances:

Ord. Section 25-1-7.4. a.4. – Maximum Impervious Coverage

Requirement: 60%

Existing: 64.1%

Proposed 64.7%

Proposed variance (existing variance to be increased).

Ord. Section 25-1-7.4. a.9.a. – Minimum Usable Open Space (multi-family)

Requirement: 400 sf per dwelling unit. 208 units x 400 sf = 83,200 sf.

Existing: 33,555 sf

Proposed: 33,166 sf

Proposed variance (existing variance to be increased).