

DENSITY BONUS INCENTIVES & WAIVERS GRANTED

INCENTIVES/CONCESSIONS

1. Maximum Height/Stories

Required: In the R-1250 Zone, on lots having a width of 90 feet or less, a maximum of 26 feet and two stories are allowed.

Requested: The applicant is requesting an incentive to allow a maximum height of 37'-6" and three stories.

2. Setbacks

Required:

Street Front: 20 feet minimum and an average of 23 feet for any garage or first residential floor; not less than 23 feet and an average of 26 feet for the second and third residential floors

Street Side: 5 feet minimum and an average of 8 feet for the first residential floor; not less than 8 feet and an average of 11 feet for the second residential floor; and not less than 11 feet and an average of 14 feet for the third residential floor

Interior: 5 feet minimum and an average of 8 feet for the first residential floor; not less than 8 feet and an average of 11 feet for the second residential floor; and not less than 11 feet and an average of 14 feet for the third residential floor. No setback required for subterranean parking garage.

Requested:

Street Front: 4'-4" minimum and an average of 15'-10" on the subterranean parking level; 20 feet minimum and an average of 23 on the first floor; 20 feet minimum and an average of 26 feet on the second and third floor

Street Side: Zero feet and 4 inches minimum and average on the subterranean parking level; 4 feet minimum and 8' average on the first floor; 4 feet minimum and 7'-8" average on the second floor; 4 feet minimum and 8'-10" average on the third floor

Interior: 5 feet minimum and an average of 10'-9" on the second floor

As a note, although the applicant is requesting the above setback concessions, the project also provides setbacks in excess of code requirements on various

sides/levels of the building. This is the case primarily on the interior setbacks which are adjacent to other housing developments, and thus allows additional spacing between buildings.

WAIVERS

1. Floor Area Ratio (FAR)

Required: Maximum 1.2 (7,420 SF net lot size after dedications multiplied by 1.2 = 8,904 SF)

Requested: Maximum 1.32 (9,760 SF)

2. Dwelling Unit Size

Required: Minimum 600 SF for efficiency and one bedroom units; 800 SF for two bedroom units

Requested: Minimum 574 SF for one-bedroom units and 768 SF for two-bedroom units:

Unit Number	# Bedrooms	Floor Area (SF)
102	1	574
103	1	574
202	1	574
203	1	574
204	2	768
302	1	574
303	2	768