



1114 Beacon Street

December 6, 2018



Aerial View



1114
Beacon

Whole Foods Market

Taqueria

Vinodivino

Mobil

Citizens Bank

Ezra Home Care

Mara Gore Conditioning

Swepeco Southwest Petroleum

Class One Orthodontics

Walgreens

Focal Point Opticians

Cardtronics ATM

Chantelle Hair Salon

Western Union

Dumpling House

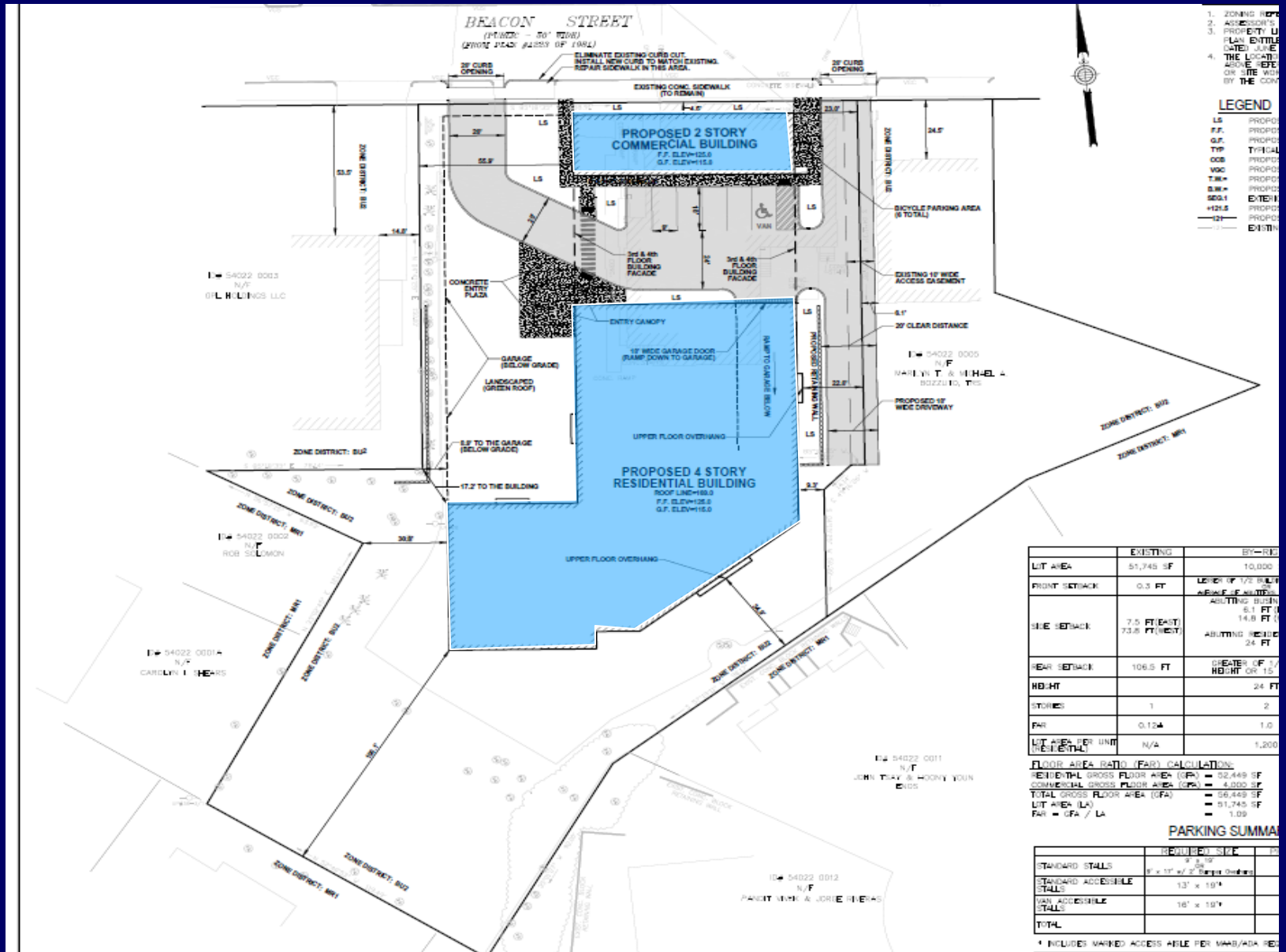
Hillside Rd



Changes

- Reduced from 42 to 22 residential units
- Switched from apartments to condos
- Added 4,000 square feet of commercial space
- Revised the access/egress
- Provided by-right parking
 - 44 parking stalls for the residential units
 - 17 for the commercial space

Current Proposal



Rendering



Zoning Relief



- residential use at the ground floor (Section 4.4.1.)
- development of over 20,000 square feet (Section 4.1.2.B.1)
- four stories (Sections 4.1.2.B.3 and 4.1.3)
- building height of 48 feet (Section 4.1.3)
- FAR of up to 2.0 (1.07 proposed) (Section 4.1.3)
- certain waivers from the requirements of Section 5.1 (Section 5.1.13)
- extension of a nonconforming front setback (Section 7.8.2.C.2)