

1.15

PARKING CALCULATION: 714 BEACON STREET

A - B + C = D (required number of parking stalls) (Section 30-19(c)(2)a)

Proposed Uses ("A")

- 1. First Commons Bank
Section 30-19(d)(10)
6,126 square feet divided by 300 = 20.42 = 21 stalls
13 employees at largest shift = 5 stalls
Total: 26 stalls

- 2. U.S. Post Office
Section 30-19(d)(10)
5,156 square feet divided by 300 = 17.18 = 18 stalls
4 employees at largest shift = 2 stalls
Total: 20 stalls

- 3. Medical Offices
Section 30-19(d)(12)
4,433 square feet divided by 200 = 22.16 = 23 stalls
Total: 23 stalls

Total Number Parking Stalls Required for Proposed Uses ("A") = 69 parking stalls

Existing / Previous Uses ("B")

- 1. First Commons Bank
Section 30-19(d)(10)
6,126 square feet divided by 300 = 20.42 = 21 stalls
13 employees at largest shift = 5 stalls
Total: 26 stalls

- 2. U.S. Post Office
Section 30-19(d)(10)
5,156 square feet divided by 300 = 17.18 = 18 stalls
4 employees at largest shift = 2 stalls
Total: 20 stalls

- 3. Staples
Section 30-19(d)(10)
4,433 square feet divided by 300 = 14.77 = 15 stalls
6 employees at largest shift = 2 stalls
Total: 17 stalls

Total Number Parking Stalls Required for Existing Uses ("B") = 63 parking stalls

~~**Total Number of Parking Stalls Currently Existing On-site ("C") = 45 parking stalls**~~

A - B + C = D (required number of parking stalls) (Section 30-19(c)(2)a)

A(69) - B(63) + C(45) = 51 stalls required

A WAIVER OF 6 PARKING STALLS IS REQUIRED.

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LIST OF SPECIFIC WAIVERS

A. Design of Parking Stalls (Section 30-19(h))

Requested Waiver	Provision
Stall located within side setback	30-19(h)(1)
Stall width	30-19(h)(2)a)
Stall depth	30-19(h)(2)b)
Handicapped stall depth	30-19(h)(2)c)
End stall maneuvering space	30-19(h)(2)e)
Minimum maneuvering aisle width	30-19(h)(3)b)

B. Landscaping for Outdoor Parking Facilities of Five Stalls or more (Section 30-19(i)(1))

Requested Waiver	Provision
Screening	30-19(i)(1)

C. Interior Landscaping for Outdoor Parking Facilities of Twenty Stalls or more (Section 30-19(i)(2))

Requested Waiver	Provision
Landscaped area	30-19(i)(2)a)
Interior planting area	30-19(i)(2)b)
Number and caliper inches of trees	30-19(i)(2)b) and c)
Bumper overhang landscaping	30-19(i)(2)d)

D. Lighting, Surfacing and Maintenance (Section 30-19(j))

Requested Waiver	Provision
Minimum of 1 foot candle on entire surface of parking facility	30-19(j)(1)a)
Design and arrangement of lighting	30-19(j)(1)b)
Barrier placed at edges of surfaced area to protect landscaped area	30-19j(2)e)
Minimum 3-foot wide curbs provided for handicapped patrons	30-19j(2)f)

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E. Bicycle Parking Spaces (Section 30-19(k))

Requested Waiver	Provision
Design and number of bicycle parking spaces	30-19(k)(1) – (3)

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