

# Department of Planning and Development



**PETITION #130-16**  
**260-270-280 ELLIOT STREET**

**SPECIAL PERMIT/SITE PLAN  
APPROVAL TO WAIVE  
REQUIRED PARKING STALLS  
AND OTHER PARKING  
REQUIREMENTS**

**MAY 10, 2016**



# Requested Relief



Special Permits per §7.3.3 of the NZO to:

- waive 21 required parking stalls (§5.4.1, §5.1.13);
- allow parking in the front and side setbacks (§5.1.8.A.1, §5.1.13);
- allow parking within five feet of a building containing dwelling units (§5.1.8.A.2, §5.1.13);
- waive parking stall dimensions (§5.1.8.B.1, §5.1.8.B.2, §5.1.13);

# Requested Relief (con't)



- waive minimum maneuvering aisle width (§5.1.8.C.1, §5.1.8.C.2, §5.1.13);
- waive the parking lot screening requirements (§5.1.9.A, §5.1.13);
- waive interior landscaping requirements (§5.1.9.B, §5.1.13);
- waive parking lot lighting requirements (§5.1.10, §5.1.13);
- waive bicycle parking requirements (§5.1.11, §5.1.13).

# Criteria to Consider



When reviewing this request, the Council should consider whether:

- The site is an appropriate location for the requested waivers in the Multiple Residence 1 (MR-1) district. (§7.3.3.C.1)
- The requested waivers will not adversely affect the neighborhood. (§7.3.3.C.2)
- The requested waivers will not create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

Furthermore, under §5.1.13 of the NZO, exceptions to or waivers from parking

- may be made by special permit if it is determined that literal compliance is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features.

ELLIOT ST

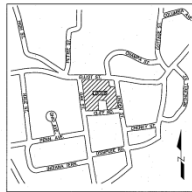
LINDEN ST

CLIFF RD

OAK ST

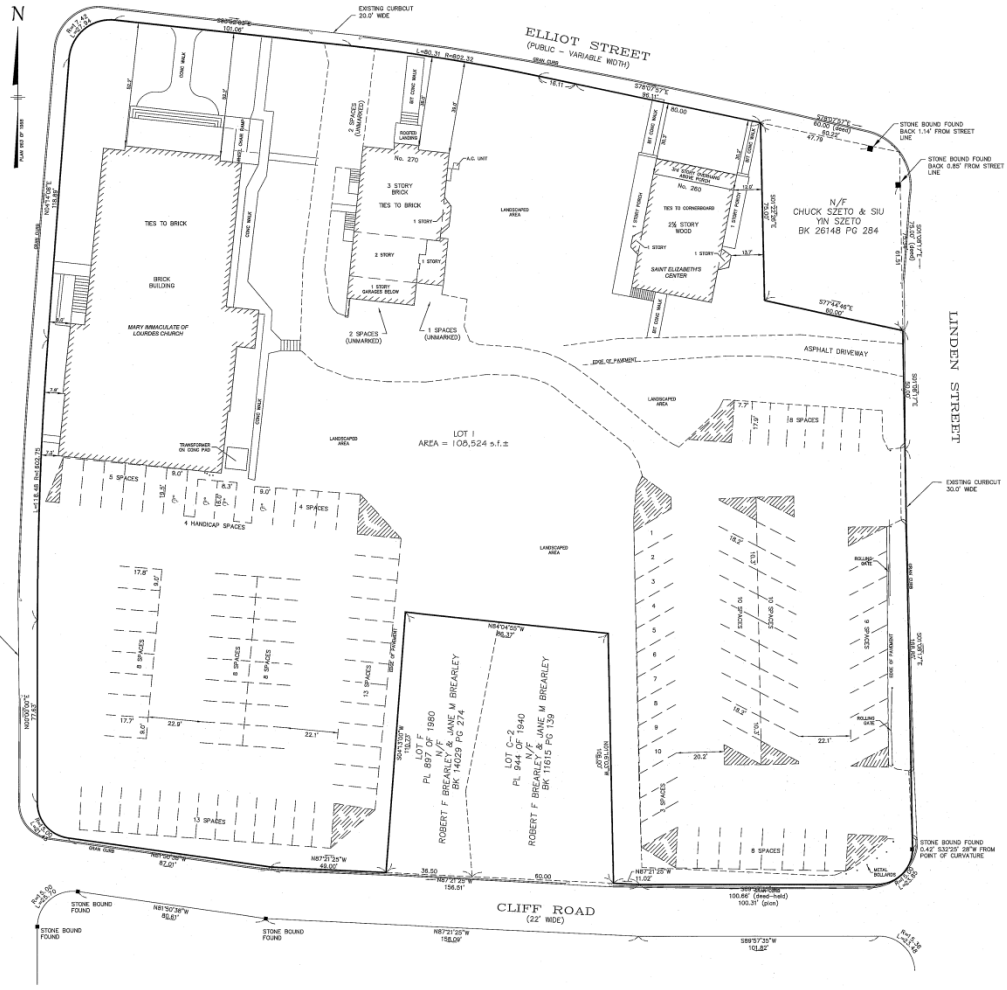


# Site Plan (existing)



LOCUS MAP  
NOT TO SCALE

OAK STREET



FOR REGISTRY USE ONLY

# Site Plan (proposed)

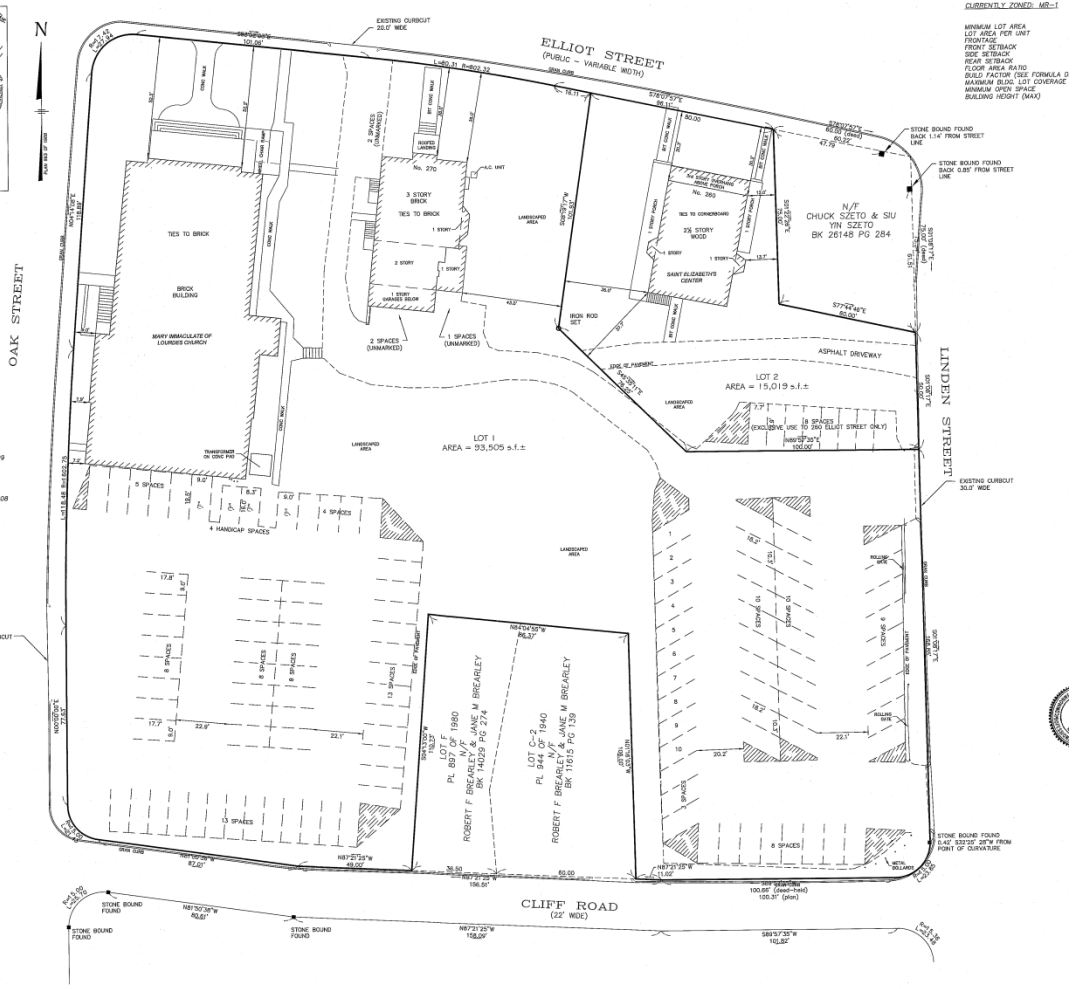
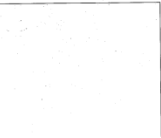


LOCUS MAP  
NOT TO SCALE

**BUILD FACTOR FORMULA DETAIL**

LOT PERMETER*	LOT AREA	REQUIRED LOT AREA	
LOT 1: 1,633.53'	103,300	20,000	= 4.99
LOT 2: 543.18'	15,018	10,000	= 13.08

FOR REGISTRY USE ONLY



CURRENTLY ZONED: M2-1

MINIMUM LOT AREA  
LOT AREA PER UNIT  
FRONTAGE  
FRONT SETBACK  
SIDE SETBACK  
REAR SETBACK  
FLOOR AREA RATIO  
GROSS FACTOR (SEE FORMULA D)  
MINIMUM DRIVE LOT COVERAGE  
MINIMUM OPEN SPACE  
BUILDING HEIGHT (MAX)

STONE BOUND FOUND  
BACK 1.14' FROM STREET  
LINE

STONE BOUND FOUND  
BACK 0.87' FROM STREET  
LINE

EXISTING CURBOUT  
30.0' WIDE

STONE BOUND FOUND  
BACK 0.47' 13.02' 20" FROM  
FRONT OF DRIVEWAY

# Photos





# Photos



# Proposed Findings



1. The requested exceptions related to the number of parking stalls, parking stall dimensions and maneuvering aisle width requirements are appropriate as the parking areas have existed for many decades in its current condition and because such exceptions would be in the public interest and provide for the protection of environmental features by reducing the amount of unnecessary paving on the site. Furthermore, the petitioner submitted information indicating that the existing number of stalls are sufficient to meet expected demand and occasional spillover can be accommodated by existing on-street parking.

# Proposed Findings



2. The requested exceptions related to parking stalls located in the front and side setbacks and within five feet of a building containing dwelling units, as well as parking lot screening, interior landscaping and lighting requirements are appropriate as they reflect long-standing existing conditions on a property where no new construction or other physical changes are being contemplated.

# Proposed Conditions



1. Plan Referencing Condition.
2. Petitioner shall submit a Final Landscape Plan that includes perimeter screening and the number of bicycle parking spaces required by the NZO for review and approval by the Director of Planning and Development before submitting “Approval Not Required” (ANR) plan to create proposed Lots 1 and Lot 2.
3. Petitioner shall install the landscaping and bicycle parking shown in the Final Landscape Plan and provide evidence thereof to the Director of Planning and Development within one year of the date of such recording ANR plan.
4. The landscaping shown on the approved Final Landscaping Plan shall be maintained in good condition by the petitioner (annual inspection and timely replacement of dead/diseased material).