

# Department of Planning and Development



**PETITION # 91-18  
5-11 ELM AND 11-19 ELM STREET**

**SPECIAL PERMIT TO AMEND BOARD  
ORDERS #273-14(2) AND #40-07(3)**



**MARCH 6, 2018**

# Requested Relief



- Special Permit to amend Board Orders #273-14(2) and #40-07(3) to amend the previously approved site plans

# Criteria to Consider



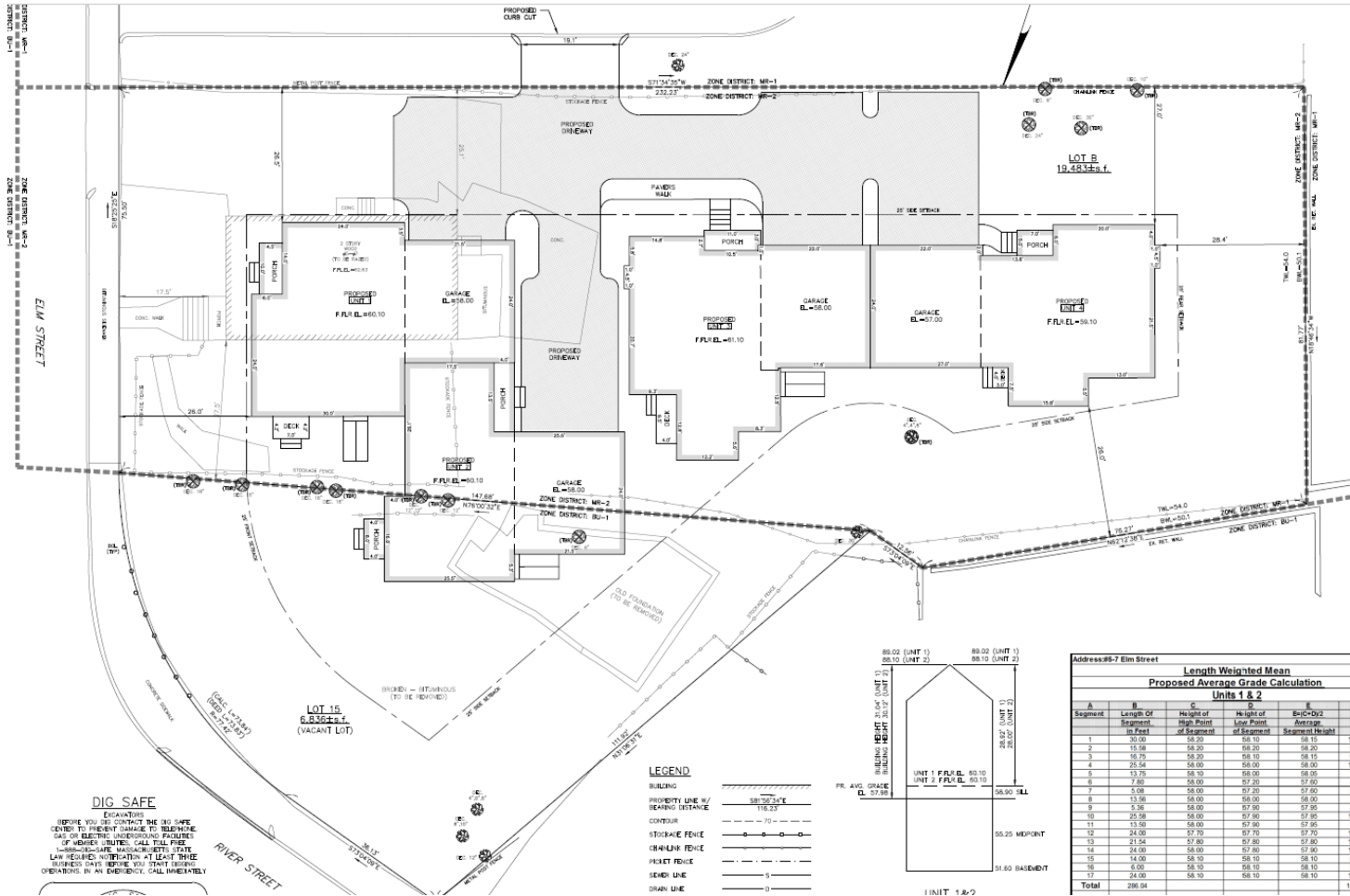
When reviewing this request, the Council should consider:

- The specific site is an appropriate location for amendments to Board Orders #273-14(2) and #40-07(3). (§7.3.3.C.1)
- The site, due to the amendments to Board Orders #273-14(2) and #40-07(3), as developed and operated will not adversely affect the neighborhood. (§7.3.3.C.2)
- There will be no nuisance or serious hazard to vehicles or pedestrians because of the amendments to Board Orders #273-14(2) and #40-07(3). (§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).

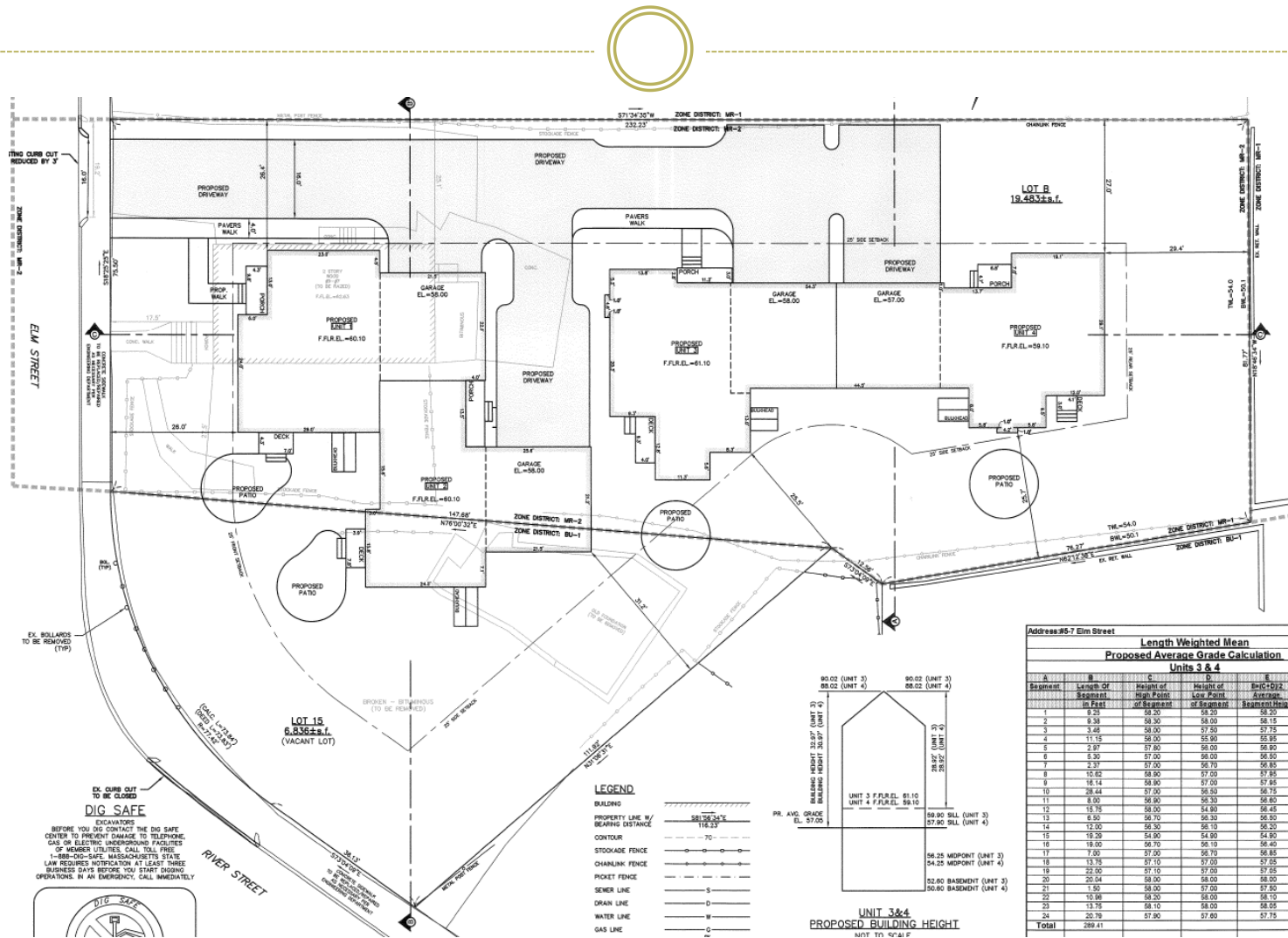
# Aerial Photograph



# Previously Approved Site Plan



# Proposed Site Plan

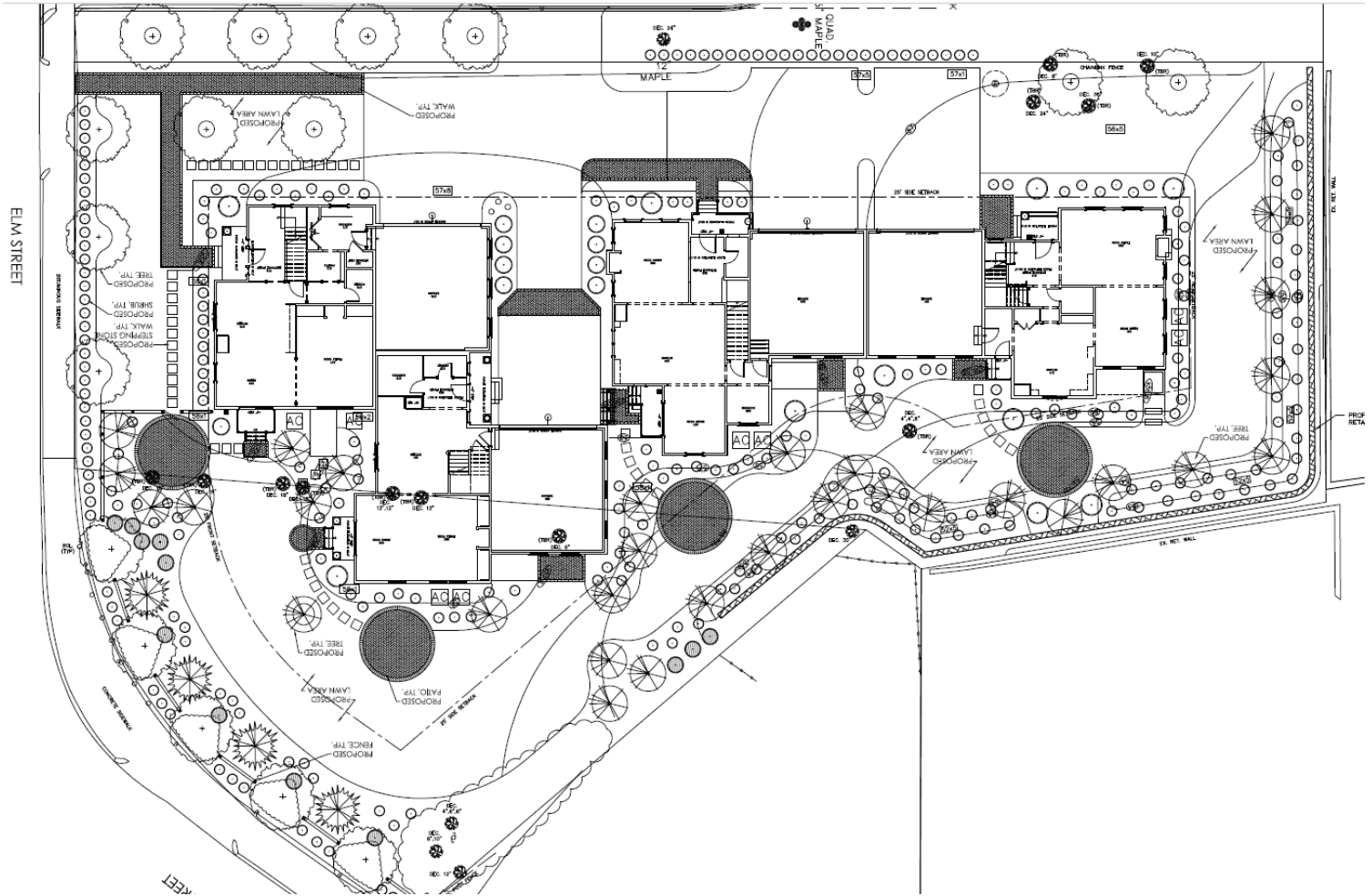


Address 95-7 Elm Street

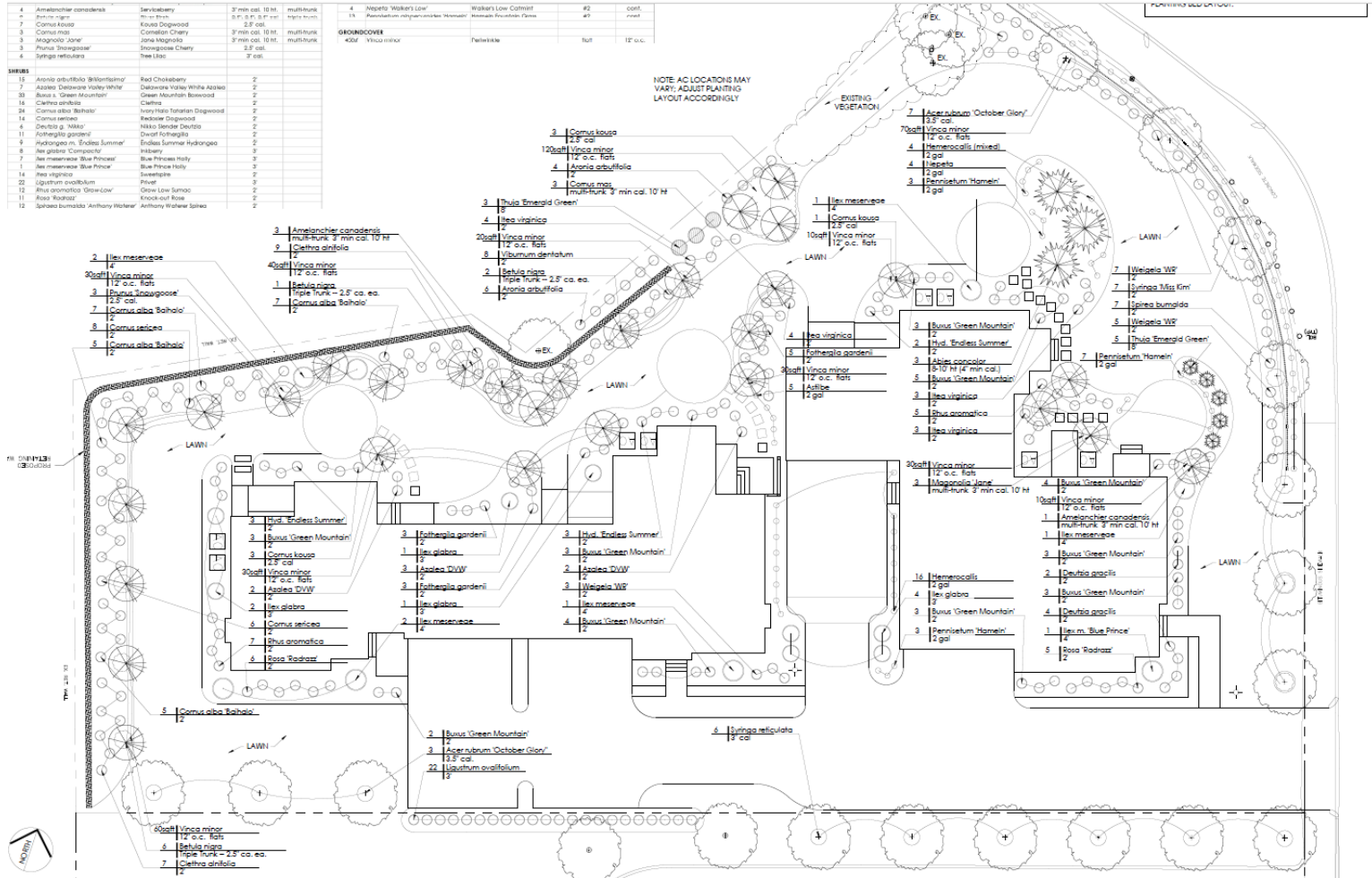
**Length Weighted Mean Proposed Average Grade Calculation Units 3 & 4**

Segment	A	B	C	D	E
Segment Length in Feet	Segment Length in Feet	Height of Segment	Height of Segment	Height of Segment	Segment Height
1	8.25	58.00	58.00	58.00	58.00
2	9.38	58.30	58.30	58.00	58.15
3	3.48	58.00	57.50	57.50	57.75
4	11.15	58.00	58.00	58.00	58.00
5	2.97	57.80	58.00	58.00	58.00
6	8.30	57.00	58.00	58.00	58.00
7	2.37	57.00	58.10	58.00	58.00
8	10.52	58.80	57.00	57.00	57.85
9	16.14	58.80	57.00	57.00	57.85
10	28.64	57.00	58.50	58.50	58.75
11	8.00	58.90	58.30	58.00	58.60
12	13.38	58.00	54.80	58.00	56.45
13	6.50	56.70	56.30	56.30	56.50
14	12.50	56.30	56.10	56.20	56.20
15	19.29	54.80	54.80	54.80	54.80
16	18.00	56.70	58.10	56.40	56.40
17	7.00	57.00	58.70	58.80	58.80
18	13.15	57.10	57.00	57.05	57.05
19	22.00	57.10	57.00	57.05	57.05
20	20.04	58.00	58.00	58.00	58.00
21	1.50	58.00	57.00	57.00	57.50
22	10.98	58.30	58.00	58.10	58.10
23	13.75	58.10	58.00	58.00	58.00
24	20.70	57.80	57.80	57.80	57.75
<b>Total</b>	<b>289.41</b>				

# Previously Approved Landscape Plan



# Proposed Landscape Plan





# Findings Regarding #273-14(2)



1. The specific site is an appropriate location for the amendments to Board Order #273-14(2) because direct access will be provided to the Four Single-Family Attached Dwellings. (§7.3.3.C.1)
2. The site, due to the amendments to Board Order #273-14(2) as developed and operated will not adversely affect the neighborhood because the driveway has existed in this location serving the prior two-family dwelling. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians resulting from the amendments to Board Order #273-14(2) because adequate sight distances will be provided. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

# Findings Regarding #40-07(3)



1. The specific site is an appropriate location for the amendment to Board Order #40-07(3) because a planned connecting driveway between the two sites will be abandoned, thereby minimizing future pedestrian-vehicle conflict. (§7.3.3.C.1)
2. The site, due to the amendment to Board Order #40-07(3) as developed and operated, will not adversely affect the neighborhood. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians resulting from the amendment to Board Order #40-07(3). (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

# Conditions



- This petition consolidates prior special permits.
  1. Plan reference condition
  2. Standard Building Permit Condition.
  3. All conditions of Board Order #273-14(2) and #40-07(3) remain in effect.
  4. Standard Certificate of Occupancy Condition.