

# Department of Planning and Development



**PERMIT #82-12  
112 EXETER STREET  
PEDDER RESIDENCE  
THIRD STORY ABOVE A NONCONFORMING  
DWELLING AND AN INCREASE IN THE FAR**

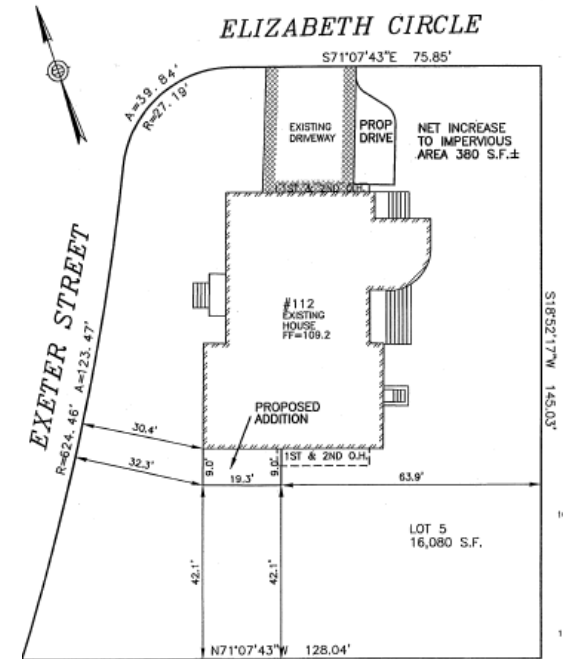
# Site:

- 16,080 square feet of land in SR 1 Zone
- Improved with 1954 split level home with clerestory addition
- FAR of .29
- Located in eclectic neighborhood with a variety of sizes/styles/vintages
- In a broad area of residential land uses

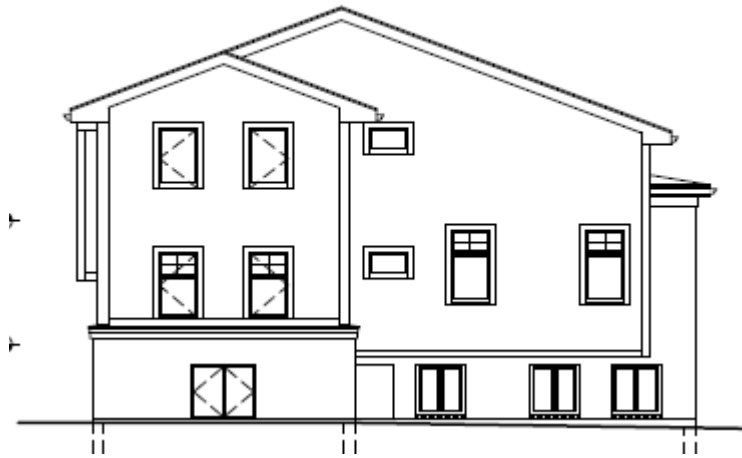


# Project Description:

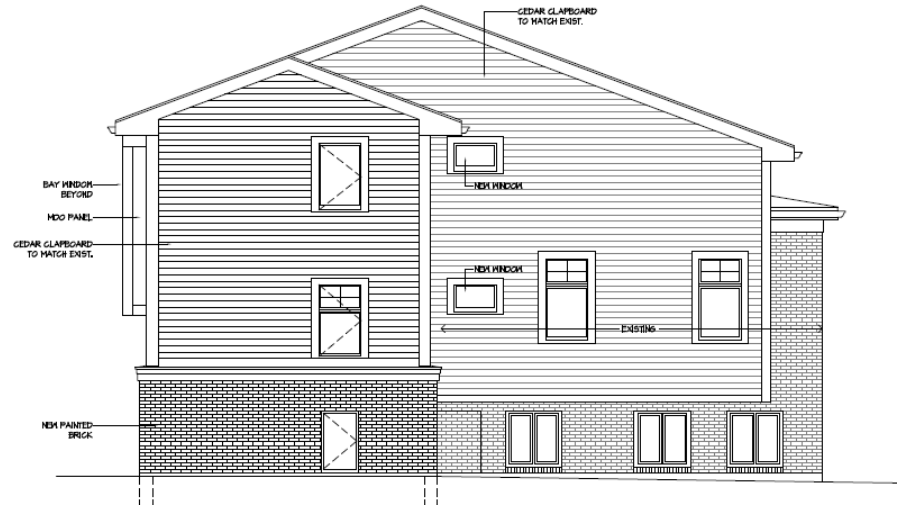
- Two-story addition makes the dwelling three stories at southern end of the house
- Half of the first floor is a “basement” and half is a “story”
- Addition will facilitate the creation of two bedrooms on the new third floor
- Relief for FAR of .36 where .32 is allowed by-right



# Project Description:



South Elevation



West Elevation

# Relief Requested:

- Section 30-15, Table 1, Footnote 4 to allow a three-story dwelling in an SR1 District
- Section 30-15, Table 1, Footnote 5, to allow and FAR of .36 where .32 is allowed by right

# Proposed Findings:

- a) The petitioner's site is an appropriate location for the proposed three-story dwelling because the property is unique in that it features a split level home with an above-grade lower level on a sloping lot.
- b) A three-story structure is not in derogation of the size, scale or design of other structures in the neighborhood as there are a number of other structures in the neighborhood that have been expanded and present a larger mass when viewed from the street than the petitioner's proposal.
- c) An FAR of .36 where .32 is allowed by right will not be in derogation of the size, scale, and design of other structures in the neighborhood since there is a wide variety of styles and building scales in the surrounding area.

# Proposed Conditions:

- Standard plan references and recordings