

Department of Planning and Development



**PETITION #179-18
110 PARKER AVENUE**

SPECIAL PERMIT/SITE PLAN
APPROVAL TO EXTEND A
NONCONFORMING SIDE SETBACK
AND TO EXCEED THE FLOOR AREA
RATIO



APRIL 10, 2018

Requested Relief



Special Permit per §7.8.2.C.2 and §7.3.3 of the NZO to:

- Further extend a nonconforming side setback (§3.1.3); and
- Exceed the floor area ratio (§3.1.9).

Criteria to Consider

When reviewing this request, the Council should consider whether:

- The proposed extension of the nonconforming side setback will be substantially more detrimental than the existing nonconforming side setback is to the neighborhood (§3.1.3 and §7.8.2.C.2).
- The proposed increase in FAR from .38 to .50, where .48 is the maximum allowed is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood (§3.1.9 and §7.3.3).

Aerial/GIS Map



Site Plan



Existing Front Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Findings

1. The proposed extension of the nonconforming side setback is not substantially more detrimental than the existing setback is to the neighborhood because the addition will not encroach any farther into the setback than the existing structure and is sensitively designed (§3.1.3 and §7.8.2.C.2).
2. The proposed increase in floor area ratio from .38 to .50, where .48 is the maximum allowed by right is consistent with and not in derogation of the size, scale, or design of other structures in the neighborhood because the addition will balance out the front façade improving the structure's appearance from the street (§3.1.9 and §7.3.3).

Proposed Conditions



1. Plan Referencing Condition.
2. Standard Building Permit Condition.
3. Standard Final Inspection/Certificate of Occupancy Condition.