

Department of Planning and Development



PETITION #176-18

133 PARK STREET

SPECIAL PERMIT/SITE PLAN
APPROVAL TO CONSTRUCT
ADDITIONS EXCEEDING THE
MAXIMUM ALLOWABLE FAR OF
.37 WHERE .48 IS PROPOSED
AND .34 EXISTS

APRIL 10, 2018



Requested Relief



Special Permit per §3.1.9 of the NZO to:

- Exceed FAR (§3.1.9 and §7.3).

Criteria to Consider



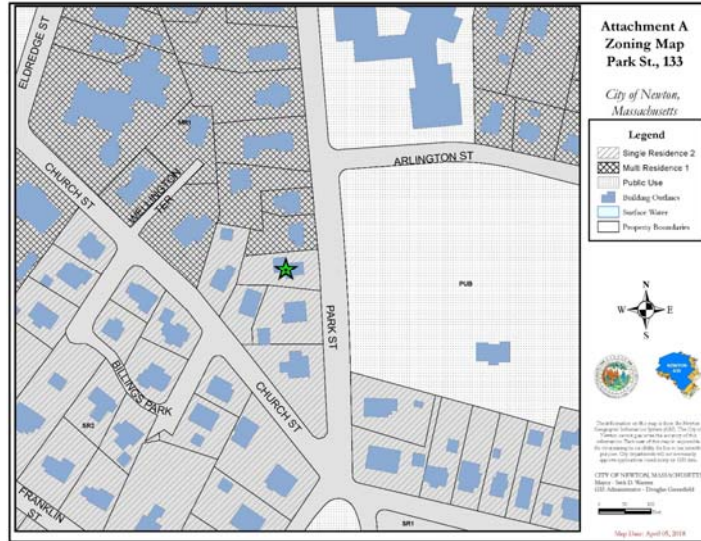
When reviewing the requested special permit the Council should consider whether:

- The increase in FAR from .34 to .48, where .37 is the maximum is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood

AERIAL/GIS MAP



Zoning



Land Use



Photographs – 133 Park St



Photographs – 133 Park St



Photographs – 133 Park St



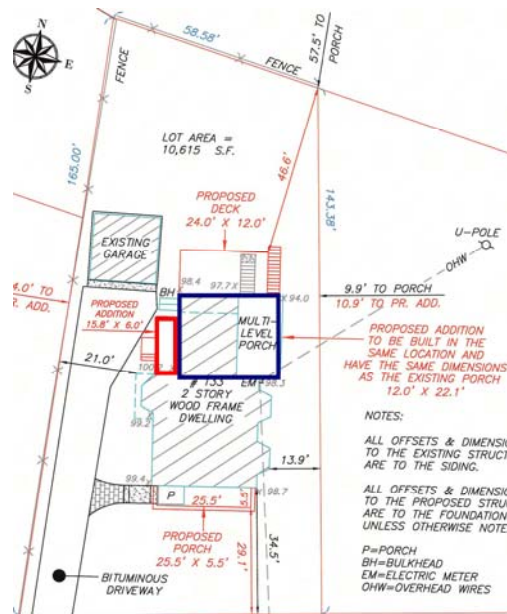
Photographs – Immediate neighbors



Photographs – Neighborhood



Site Plan



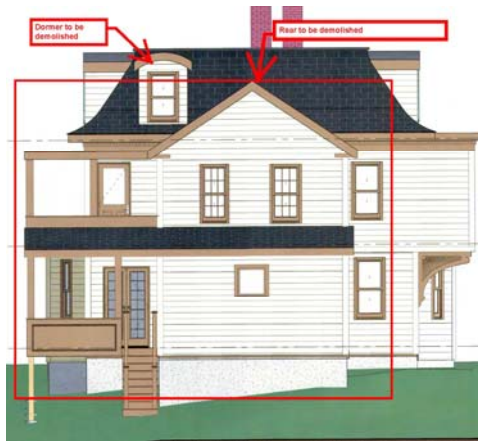
Elevations – Right Side (Existing)



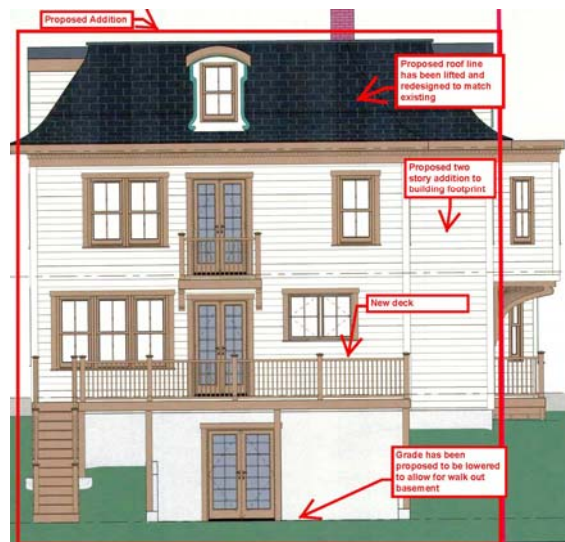
Elevations – Right Side (Proposed)



Elevations - Rear (Existing)



Elevations – Rear (Proposed)



Proposed Findings

1. The proposed increase in FAR from .34 to .48, where .37 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 is appropriately designed to match the existing historic structure and is located in the rear of the dwelling (§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.