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**Candace Havens**  
Director

M E M O R A N D U M

To: Land Use Committee of the Board of Aldermen

From: Candace Havens, Director of Planning and Development  
Eve Tapper, Chief Planner for Current Planning   
Derek Valentine, Senior Planner

RE: Information for August 7, 2012 Working Session

Date: August 3, 2012

Cc: Petitioners  
John Lojek, Commissioner of Inspectional Services

In response to questions raised at the Land Use Committee public hearings, previous working session meetings and/or staff technical reviews, the Planning Department is providing the following information for the upcoming working session. This information is supplemental to staff analysis previously provided at the public hearing/working session.

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PETITION #135-12

258 Nevada Street

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Proposal to expand a nonconforming structure and exceed the far for a two-family dwelling.

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The petitioner is proposing to expand an existing two-family structure built circa 1870 to contain a total of two larger units. The FAR will increase from .31 to .57, where .48 is allowed by right. A public hearing was held on June 12, 2012 and a working session was held on July 17, 2012. Since the working session, the Land Use Committee conducted a site visit. Staff suggests considering the following:

- **Curb cuts.** The petitioner has reduced the total number of curb cuts from four to three. This was accomplished by reducing the width of the two adjoining curb cuts serving the garages off of Linwood Avenue as shown on previous plans; the overall width is now 20' and is a single curb cut. The Planning Department notes that this is an improvement over the prior configuration, but continues to encourage the petitioner to reduce the number of curb cuts to no more than one per frontage.

- **Landscape plan.** The petitioner provided a revised landscape plan. Changes include the addition of two magnolias, 8-10' high at planting, along the western façade of the building to screen the mass of the enlarged structure when viewed from Linwood Avenue. One of the street trees on Linwood Avenue is in very poor condition and will be removed. The petitioner should replace this street tree where space allows, possibly along the Nevada Street frontage.
- **Step back from existing façade.** The new addition has been stepped back 4' from the façade of the existing historic structure. This was increased from 1.5' proposed at the working session to better differentiate the new structure from the historic structure and to break up the mass of the building on the Linwood Avenue façade.
- **Handicap ramps.** The Engineering Division requested four handicap ramps at all four corners of the intersection of Nevada Street and Linwood Avenue. The Division later revised this request to include replacement of ramps at two corners (northeast and southeast) of the intersection, with the City completing the improvements at the other two corners. The Planning Department recommends a condition to this effect.