

Department of Planning and Development



PETITION #181-18
64 GREEN PARK
SPECIAL PERMIT/SITE PLAN
APPROVAL TO FURTHER
EXTEND THE
NONCONFORMING FAR



MARCH 28, 2017

Requested Relief



Special Permits per §7.8.2.C.2 of the NZO to:

- Further increase the nonconforming FAR (§3.1.9)

Criteria to Consider



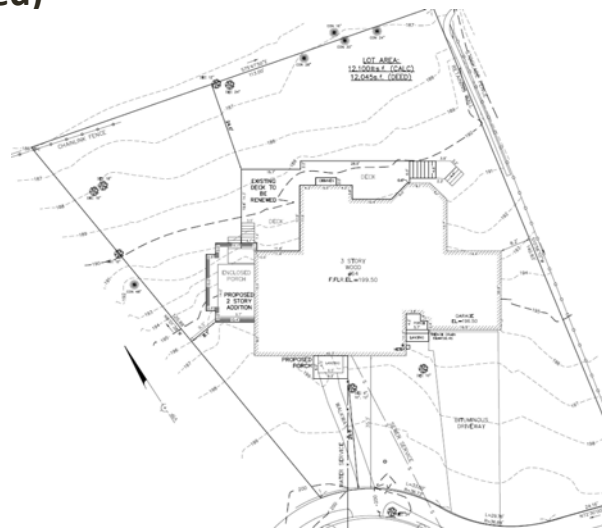
When reviewing this request, the Council should consider whether:

- The proposed increase in FAR will be substantially more detrimental than the existing FAR is to the neighborhood (§3.1.9 and §7.8.2.C.2).
- The proposed structure with an FAR of .53, where .36 is the maximum allowed by right, 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 (Proposed)



Existing Front Elevation



Proposed Front Elevation



Existing Sunroom



Existing Rear Elevation



Proposed Rear Elevation



Proposed Findings

- 1) The proposed increase in the nonconforming floor area ratio is not substantially more detrimental than the existing floor area ratio is to the neighborhood and the structure will be consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood because the addition will replace an existing enclosed porch and be compatible with the architecture of the dwelling (§3.1.9 and §7.8.2.C.2).

Proposed Conditions

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