Department of Planning and Development

PETITION #129-16 23 HOWE ROAD.

SPECIAL PERMIT/SITE PLAN APPROVAL TO EXCEED THE FAR MAY 10, 2016



Requested Relief

Special Permits per §7.3.3 of the NZO to:

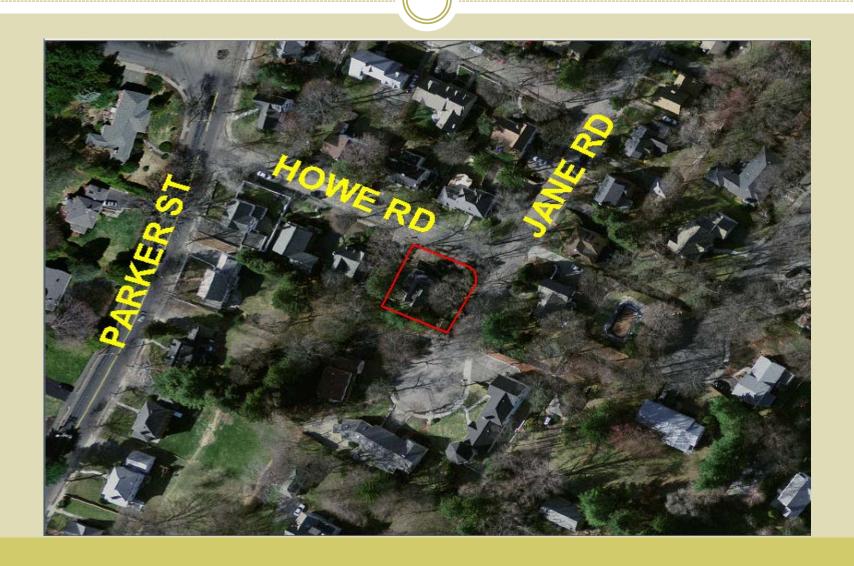
> To exceed the FAR (§3.1.9)

Criteria to Consider

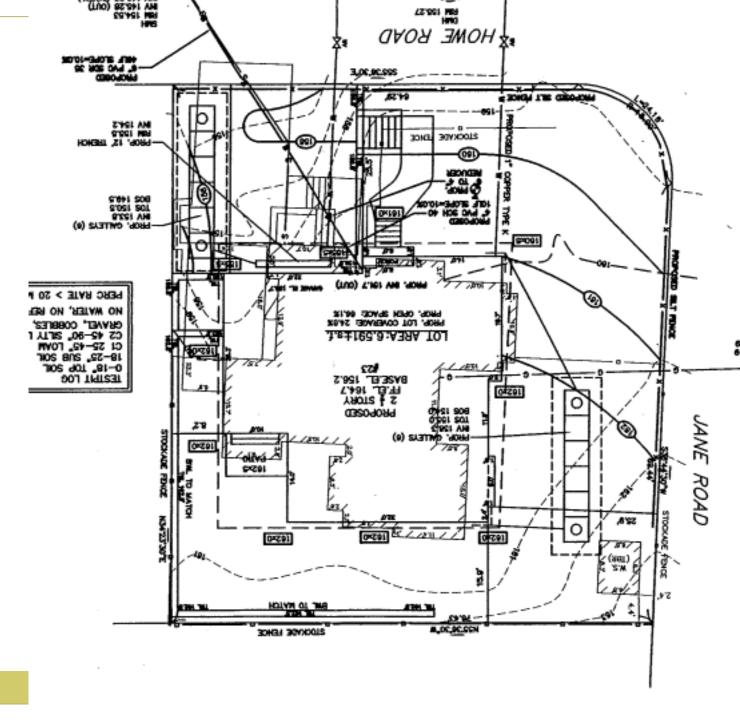
When reviewing this request, the Council should consider whether:

The request to exceed the FAR is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood. (§3.1.9 and §7.8.2.C.2)

AERIAL/GIS MAP



Site Plan (proposed)



Front Elevation



PROPOSED FRONT ELEVATION

Scale. 1/6" - 1'0"

FAR Calculation

- The maximum allowable FAR by-right is .44; the proposed dwelling has an FAR of .64.
- The dwelling is the same as the 2009 approval when the FAR calculation was .426.
- The old rules governing FAR did not include attics, basements, or garages.
- The new rules governing FAR translate to 1373 S.F. of previously unaccounted for space.

Proposed Findings

1. The proposed increase in FAR 0.64, where .44 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 §7.8.2.C.2)

The site is a small corner lot with two frontages and the proposed structure meets the required setbacks, open space, and dimensional regulations.

The two-car garage will remove the view of vehicles from the street.

Proposed Conditions

1. Plan Referencing Condition.

2. Standard Building Permit Condition.

3. Standard Final Inspection/Certificate of Occupancy Condition.