

# 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





# Front Elevation



PROPOSED FRONT ELEVATION

Scale: 1/8" = 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.