

Department of Planning and Development



PETITION #513-18
43 KENWOOD AVENUE

SPECIAL PERMIT/SITE PLAN
APPROVAL TO FURTHER INCREASE
THE NONCONFORMING FLOOR
AREA RATIO



NOVEMBER 8, 2018

Requested Relief



Special Permit per §7.8.2.C.2 and §7.3.3 of the NZO to:

- Further increase the nonconforming floor area ratio. (§3.1.9)

Criteria to Consider



When reviewing this request, the Council should consider whether:

- The proposed increase in the nonconforming FAR from .42 to .44, where .37 is the maximum allowed 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 proposed increase in the nonconforming FAR will be substantially more detrimental than the existing nonconforming structure is to the neighborhood (§3.1.9 and §7.8.2.C.2).

Aerial/GIS Map



Proposed Left Elevation

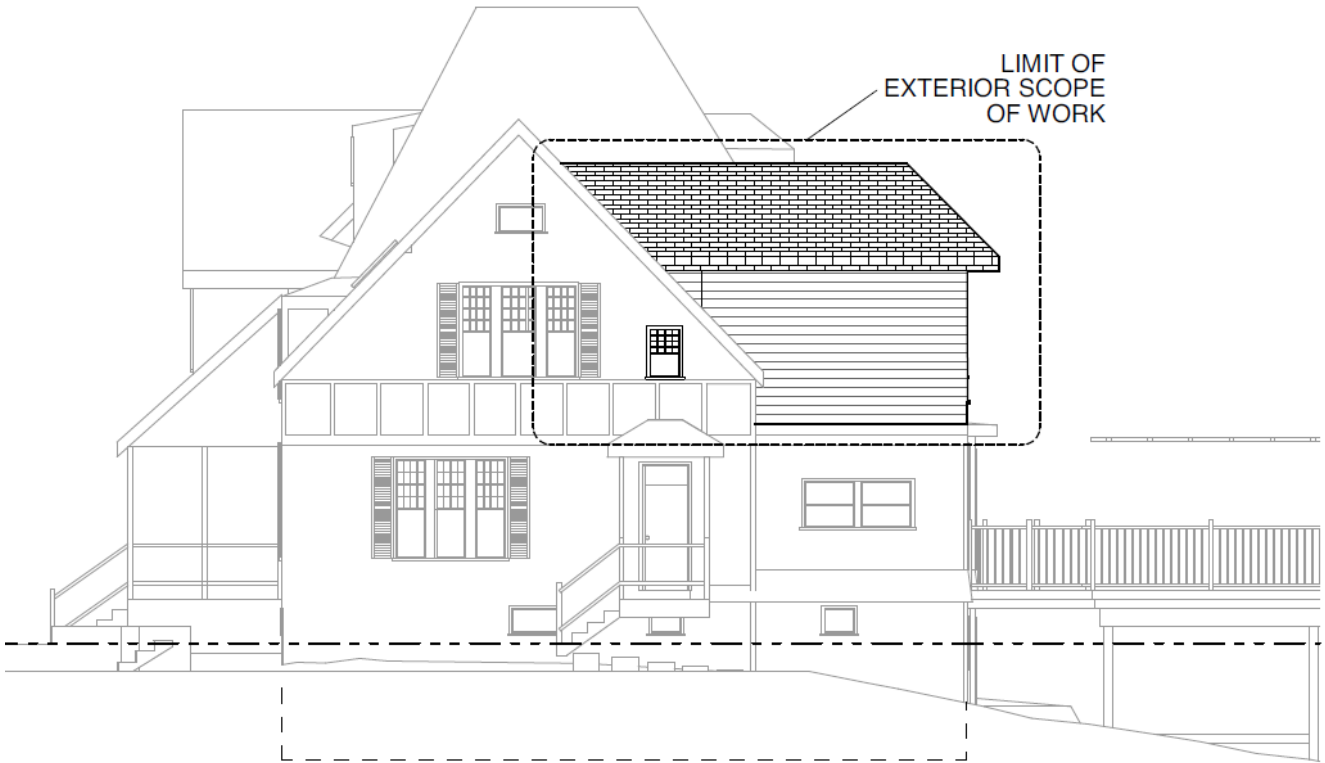


SEE A301 FOR MATERIAL INFO

Proposed Rear Elevation



Proposed Right Elevation



Proposed Finding



1. The proposed increase in the nonconforming floor area ratio from .42 to .44, 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 and will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood because the addition is to the rear of the structure, not visible from the street, and within the footprint of the existing structure (§3.1.9 and §7.8.2.C.2).

Proposed Conditions



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