PB23-0597: 6444, 6450, and 6470 Allison Road Lot Combination

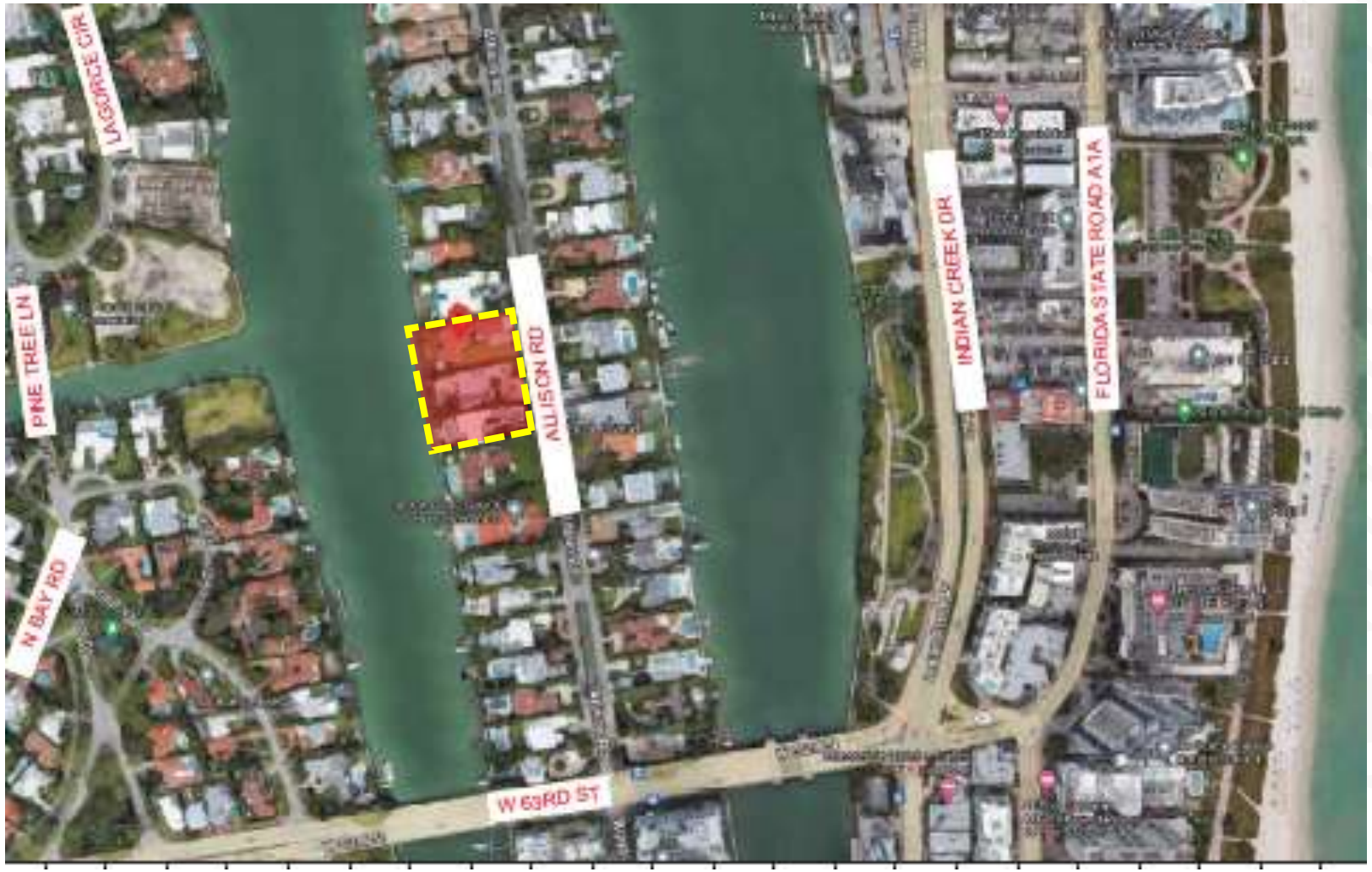
February 27th Planning Board Meeting

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

KOBI KARP

BRFLT
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Context



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Properties

- **Lot A:** 6470 Allison Road
- **Lot B:** 6450 Allison Road*
- **Lot C:** 6444 Allison Road*

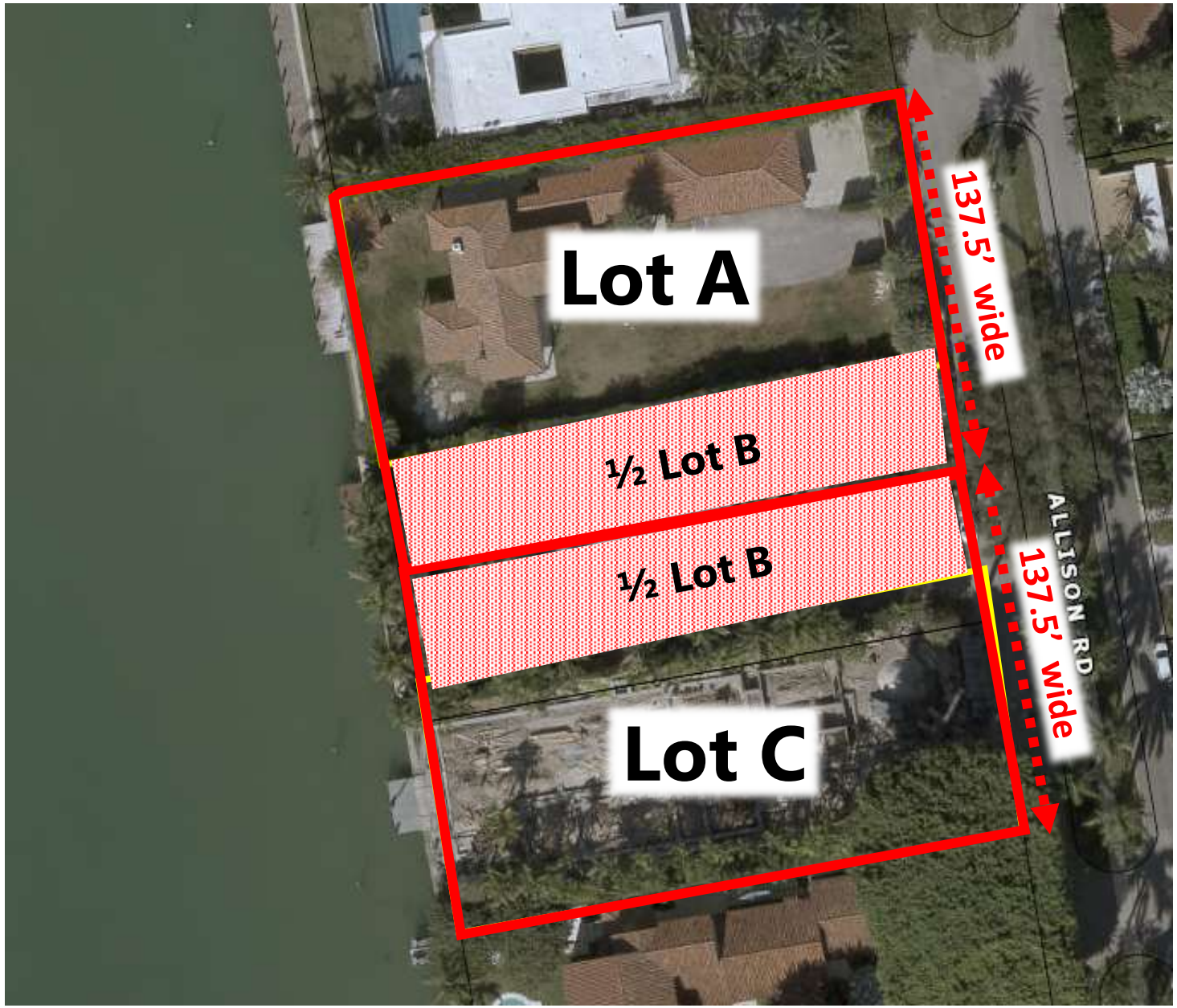
**Lot B and C dimensions approved by previous lot split under PB23-0597 (June 27, 2023)*



Proposed Lot split

Combining three (3) lots into (2) as follows:

- **Lot A + ½ Lot B:** 6470 Allison Road
- ~~**Lot B: 6450 Allison Road**~~
- **Lot C + ½ Lot B:** 6444 Allison Road



Summary of Proposed Lot Combination

Combining three (3) lots into (2)

Lot	Property	Existing Lot Width	Existing Lot Area	Proposed Lot Width	Proposed Lot Areas
A	6470 Allison Road	100	21,550 SF	137.5’ (+37.5’)	29,631 SF (+8,801 SF)
B	6450 Allison Road	75’	16,162 SF		
C	6444 Allison Road	100’	21,550 SF	137.5’ (+37.5’)	29,631 SF (+8,801 SF)

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Neighbor Support

No.	Address	Owner
1	6431 Allison Road	Adam & Allison Wyden
2	6445 Allison Road	Linda Lambert
3	6455 Allison Road	Anna Mabel Miami LLC c/o Jane & Richard Wagman
4	6420 Allison Road	6420 Allison Road LLC c/o Bryan and Meredith Verona
5	6480 Allison Road	ALICIA R ZADRAVEC TRS 6480 ALLISON ROAD LAND TRUST



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DRB-Approved Home – 6470 Allison Road



Front



Rear

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Proposed Home 6470 Allison Road - Front



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Proposed Home 6470 Allison Road - Rear



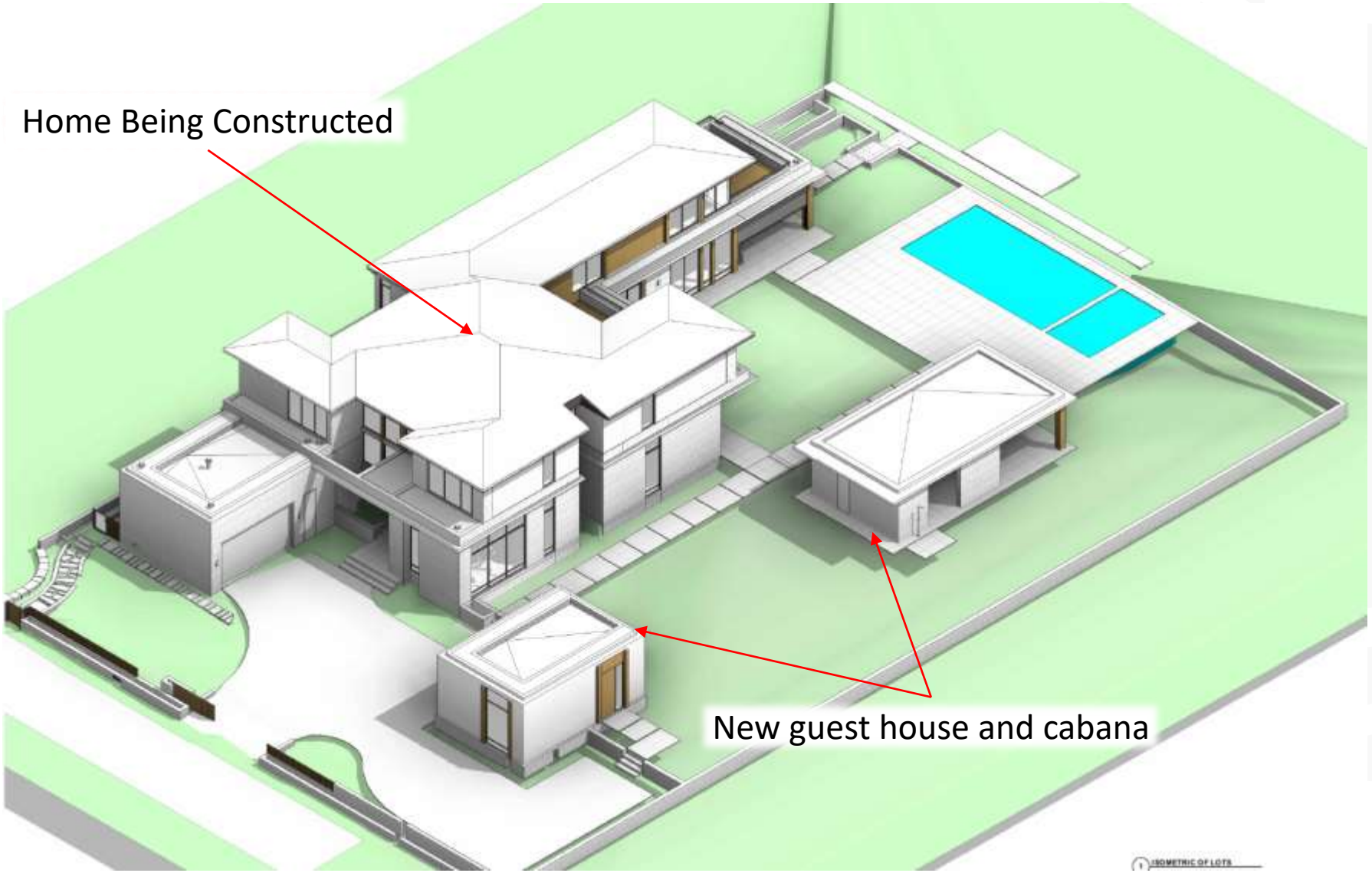
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Approved Home - 6444 Allison Road (Under Construction)



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Proposed Home 6444 Allison Road



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Thank You

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Area Analysis

Surrounding Sites Summary:

Statistic	Lot Size (SF)	Year Built	Unit Size (SF)	Unit Size %	Unit Size +20% Allowance (SF)*	Unit Size +20% Allowance %	Floors
Average	19,240	1967	6,415	33%	7,393	39%	2
Median	16,762	1952	5,603	32%	6,723	38%	2
Max	29,160	2017	14,803	62%	14,803	62%	2
Min	16,200	1936	3,966	18%	4,759	22%	1
First Quartile	16,200	1946	4,808	27%	5,770	32%	2
Third Quartile	21,600	2002	6,580	38%	7,710	45%	2
Mode	16,200	1952	N/A	N/A	N/A	50%	2

Analysis Parcels (aerial)



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Existing Properties do not follow platted lot lines



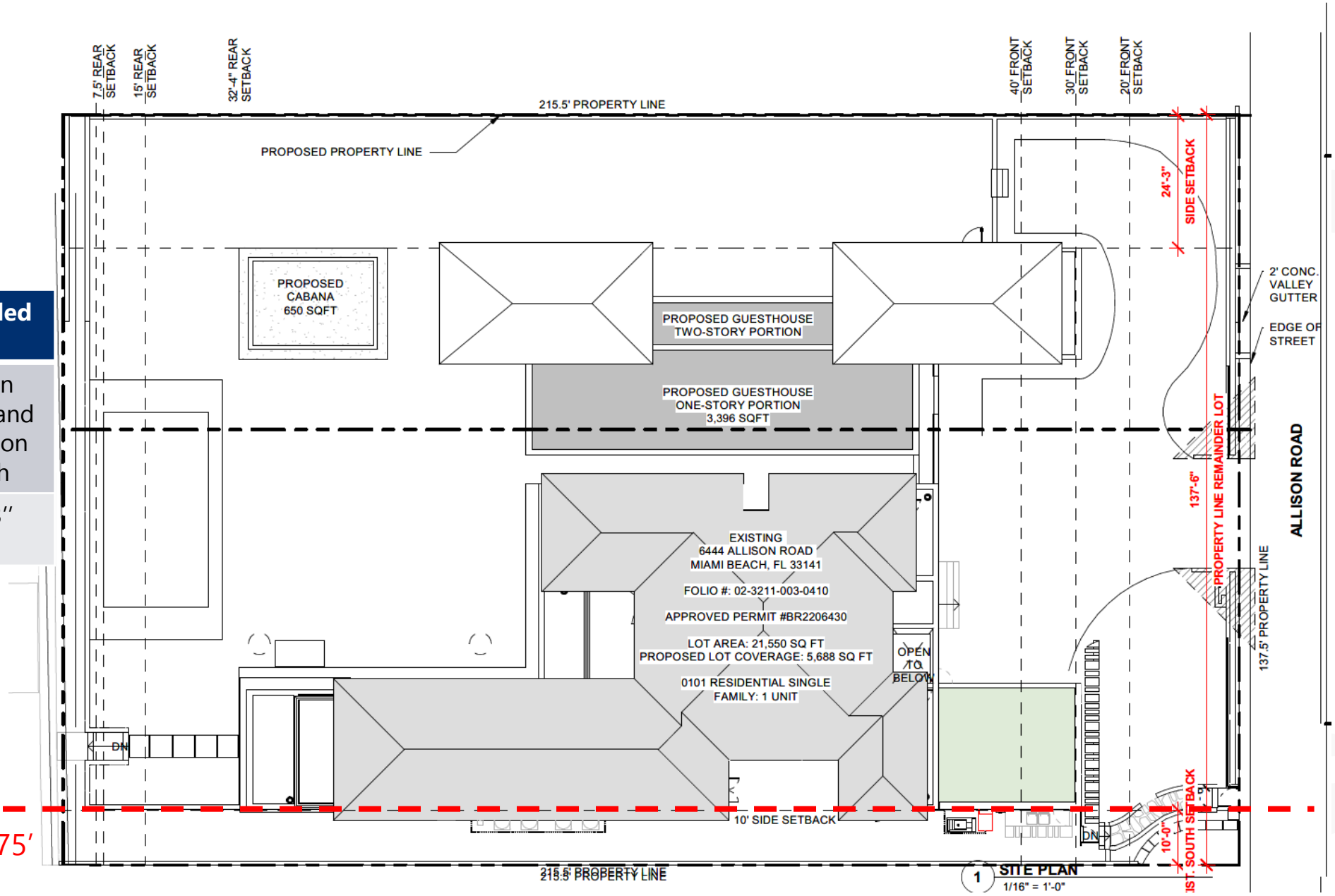
6444 Allison Road



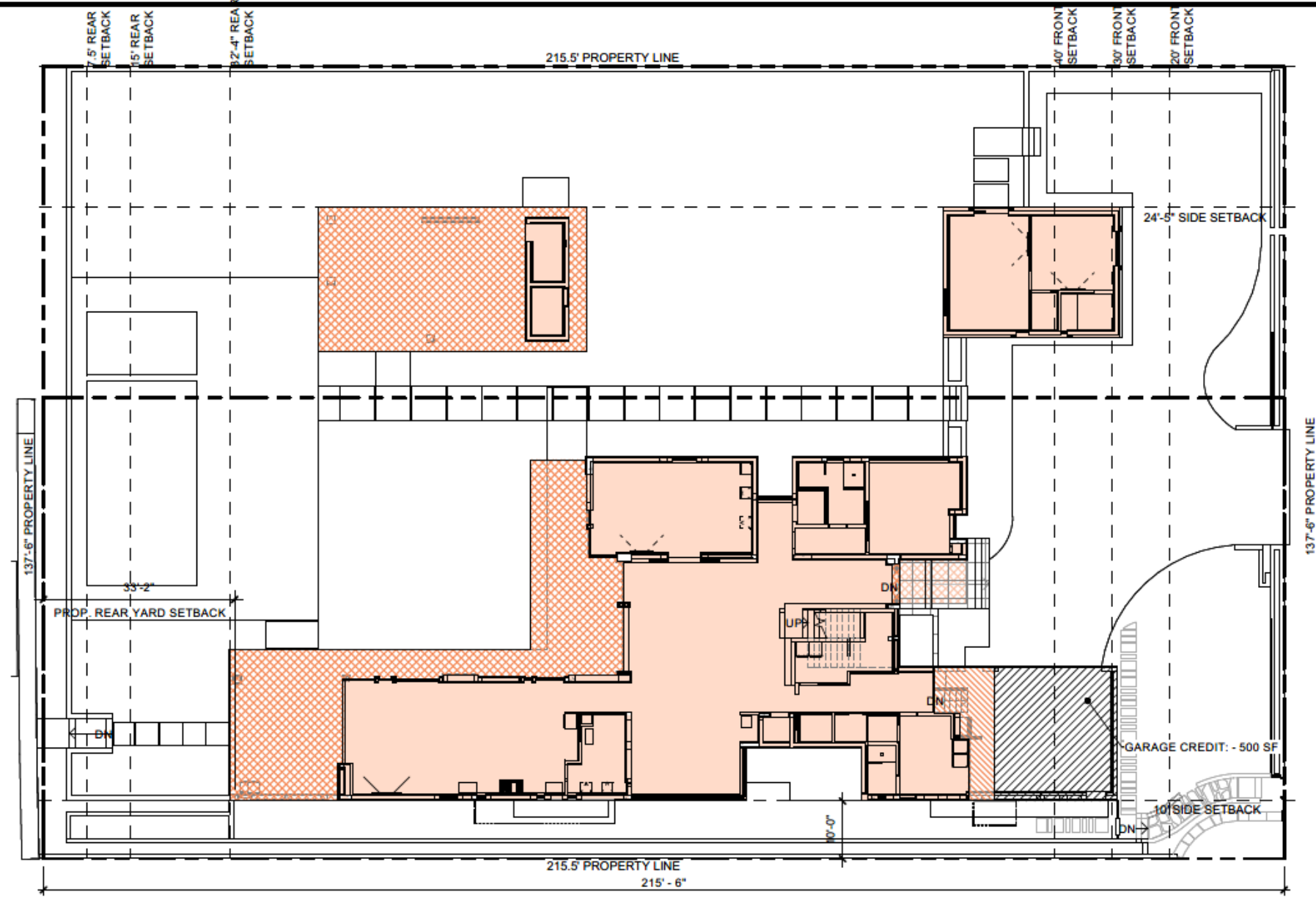
6450 Allison Road

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Setback	Required	Provided
Side	13.75′ (10% of lot width)	10′ on south and 24′-3′ on north
Sum of Side	34-′3′′	34′-3′′



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FIRST FLOOR UNIT SIZE DIAGRAM

3

1/16" = 1'-0"

N

UNIT SIZE LEGEND:

A/C AREA
A/C SPACE: 5080 SF

NON A/C AREA

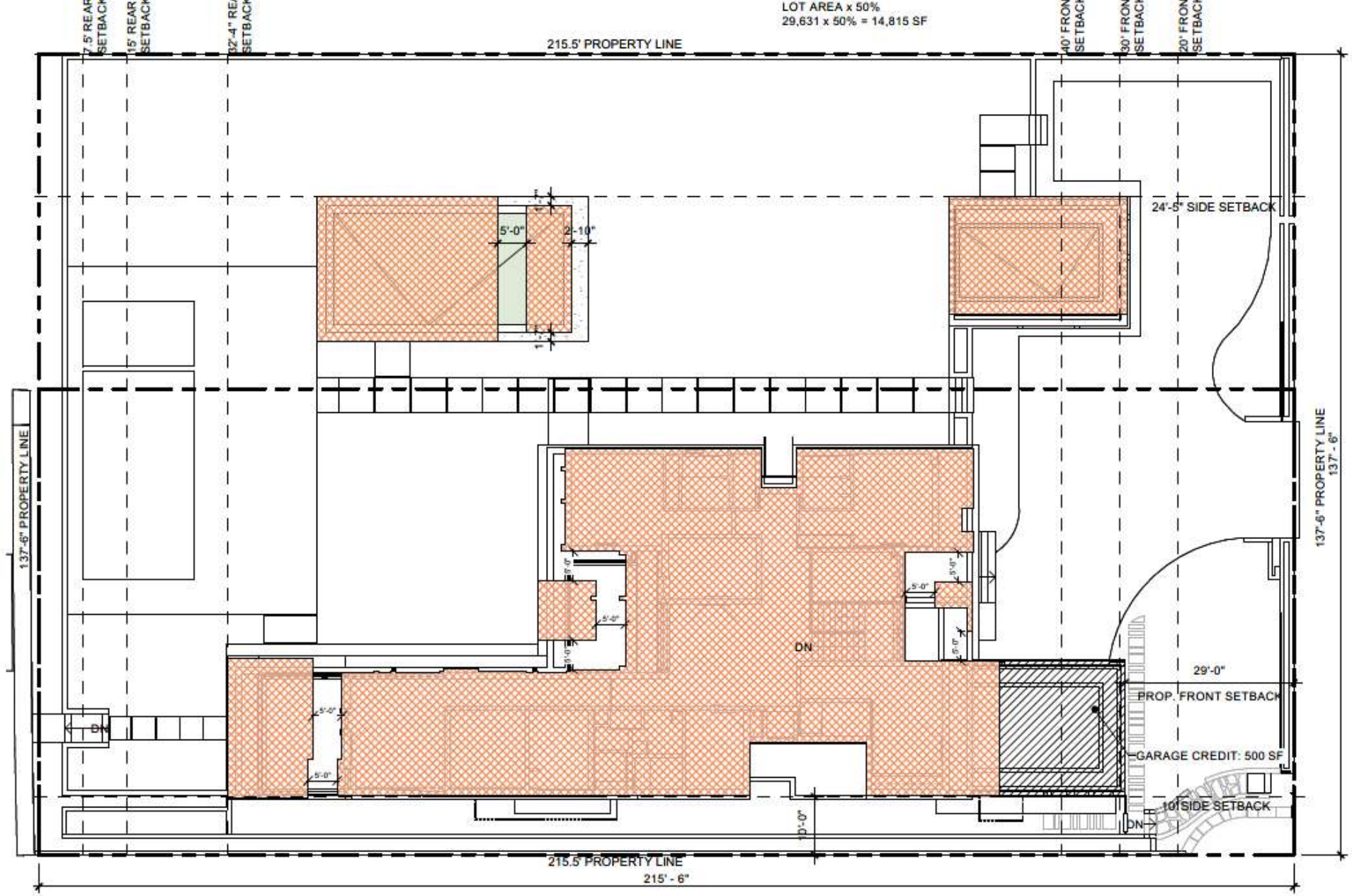
COVERED EXTERIOR AREA
COVERED EXTERIOR: 2259 SF

UNIT SIZE CALCULATIONS

5080 SF
+ 156 SF NON A/C SPACE
- 500 SF GARAGE CREDIT
FIRST FLOOR UNIT SIZE: 4,736 SF

SECOND FLOOR UNIT SIZE: 3,962 SF

TOTAL UNIT SIZE: 8,698 SF (29%)
ALLOWABLE UNIT SIZE: 14,815 SF



2 LOT COVERAGE DIAGRAM
1/16" = 1'-0"

N

LOT COVERAGE

LOT COVERAGE: 6501 SF (22%)

8889 SF MAX. ALLOWABLE
29,631 SF x 30% = 8889 SF

Enclosed, non-air-conditioned areas, for parking and storage, may be permitted and shall not count in the unit size calculations, provided such areas do not exceed 600 square feet. Any portion of such enclosed parking and storage area exceeding 600 square feet shall count in the unit size calculations



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