

PROJECT DATA

ITEM #	Zoning Information			
1	West Parcel Address:	1681 West Avenue, 1683 West Avenue		
2	East Parcel Address:	1698 Alton Road		
3	Board and file numbers :			
4	West Parcel Folio number(s):	02-3233-017-0040 / 02-3233-017-0030		
5	East Parcel Folio number(s):	02-3234-017-0200		
6	West Parcel Year constructed:	1968, 1981 Site	Zoning District:	CD-2 Commercial, Medium Intensity District
7	East Parcel Year constructed:	1965 Building		
8	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+3.31' NGVD to + 5.26' NGVD
9	Adjusted grade (Flood+Grade/2):	TBD	Lot Area:	39,404 sf 0.9046
10	West Parcel Lot width:	150'-0"	West Parcel Lot Depth:	150'-0"
11	East Parcel Lot width:	100'-0"	East Parcel Lot Depth:	100'-0"
12	Alley Lot width:	20'-0"	Alley Lot Depth:	100'-0"
13	Minimum Unit Size	560 SF ±(19'-0" x 31'-6")	Average Unit Size	1,048
14	East Parcel Existing use:	Parking lot		
15	East Parcel Existing use:	Gas Station	Proposed use:	Mixed-Use Retail (CD-2) / Residential (RM-2)

	Maximum	Existing	Proposed	Deficiencies
16 Height	60'-0"	12'-0"	63'-0"	N/A
17 Number of Stories	5	1	5	N/A
18 FAR	78,808	2,121	78,806	N/A
19 Gross square footage	N/A	N/A	168,405	N/A
Square Footage by use:	N/A	N/A	N/A	N/A
a. Retail	N/A	N/A	28,009	N/A
b. Residential	N/A	N/A	48,614	N/A
c. Parking	N/A	N/A	89,599	N/A
d. BOH	N/A	N/A	2,183	N/A
20 Retail Square Footage	N/A	N/A	28,009	N/A
21 Number of units Residential	N/A	N/A	35	N/A
22 Number of units Hotel	N/A	N/A	N/A	N/A
23 Number of seats	N/A	N/A	N/A	N/A
24 Occupancy load	N/A	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal: CD-2				
19	Front Setback:	0'	N/A	2.33'	N/A
20	Side Setback:	0'	N/A	0'	N/A
21	Side Setback:	0'	N/A	1'	N/A
22	Side Setback facing street:	0'	N/A	4.17'	N/A
23	Rear Setback:	5'	N/A	[0']	N/A
	Pedestal: RM-2				
24	Front Setback:				
a	West Ave	20'	N/A	[0']	N/A
b	Alton Road	20'	N/A	[0']	N/A
25	Side Setback				
a	West Ave	24' *	N/A	[0']	N/A
b	Alton Road	16' *	N/A	[0']	N/A
26	Side Setback facing street:				
a	17th Street (West Parcel)	24' *	N/A	[0']	N/A

PARKING DATA

	Grocery (District 1) Spaces-Required	Retail (District 1) Spaces-Required	Retail (District 6) Spaces-Required	Retail (BOH) Spaces-Required	Residential Spaces-Required	Parking Garage Spaces -Provided
Ground Floor	55 Spaces	8 Spaces	34 Spaces	7 Spaces		
Second Floor	1 Spaces	1 Spaces	1 Spaces			75
Third Floor	1 Spaces	1 Spaces	1 Spaces			86
Fourth Floor					30 Spaces	30
Fifth Floor					40 Spaces	
Roof Level						
Subtotal ( 10% Addition for Guest Residential)	57 Spaces	9 Spaces	35 Spaces	7 Spaces	77 Spaces	
Total Parking Spaces	186 Spaces					191 Spaces

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b	17th Street (East Parcel)	16' *	N/A	[0']	N/A
27	Rear Setback	15' ****	N/A	[0']	N/A
	Tower: RM-2				
28	Front Setback:				
a	West Ave	33' **	N/A	[0']	N/A
b	Alton Road	33' **	N/A	[0']	N/A
29	Side Interior Setback:				
a	West Ave	25.3' ***	N/A	[0']	N/A
b	Alton Road	17.3' ***	N/A	[0']	N/A
30	Side Setback facing street:				
a	West Ave	24' *		[0']	N/A
b	Alton Road	16' *		[0']	N/A
31	Rear Setback	22.5' *****		104'	N/A
*	Sum of side stbacks = 16%. Site Setbacks would be greater of 7.5' or 8%				
**	20'+1'/1' height over 50'				
***	Pedestal Setback + 0.10' Height over 50'				
****	10% of Lot Depth				
*****	15% of Lot Depth				
[0']	Variance Requested				

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	(W) District 1 (E): District 6	(W) District 1 (E): District 6	(W) District 1 (E): District 6	N/A
40	Total # of parking spaces	187	N/A	191 *	N/A
41	Grocery Parking Required (Refer to Separate Chart for Breakdown)	58	N/A	127	N/A
a	District #1	9	N/A	N/A	N/A
b	District #6 (Includes BOH)	42	N/A	N/A	N/A
42	Residential Parking Required (Refer to Separate Chart for Breakdown)	77	N/A	77	N/A
43	Parking Space Dimensions	8'-6" w x 18'-0" d	N/A	8'-6" w x 18'-0" d	N/A
44	Parking Space configuration (45,60,90,Parallel)	11' One Way 22' Two Way	N/A	11' One Way 22' Two Way	N/A
45	ADA Spaces	12'-0" w x 18'-0" d + 5' w acces path	N/A	12'-0" w x 18'-0" d + 5' w acces path	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	11'	N/A	11.5'	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	3 Berths	N/A	(1) 10' x 30' (2) 10' x 20' 3 Berths + Alley Loading	N/A
50	Bicycle parking, location and Number of racks	Short Term: 6 racks Long Term: 6 racks	N/A	Short Term: 6 racks Long Term: 21 racks	N/A

- \* 18 Surplus of Parking
- 18 Open to Air

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	N/A
52	Number of seats located outside on private property	N/A	N/A	N/A	N/A
53	Number of seats inside	N/A	N/A	N/A	N/A
54	Total number of seats	N/A	N/A	N/A	N/A
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
56	Total occupant content	N/A	N/A	N/A	N/A
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A

58	Proposed hours of operation	N/A
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	No
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	No
61	Is this a contributing building?	No
62	Located within a Local Historic District?	No

Notes:

If not applicable write N/A  
All other data information may be required and presented like the above format.