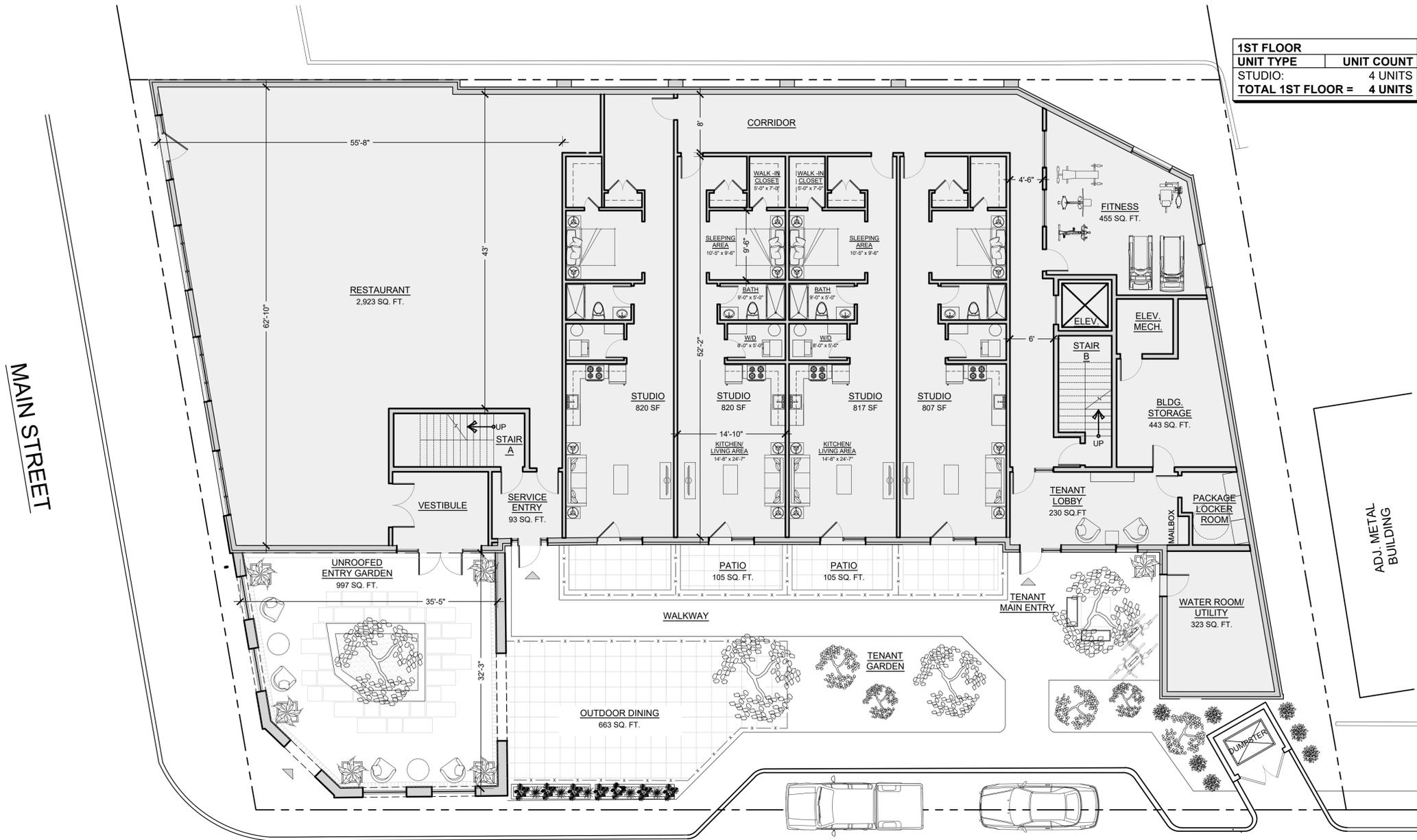


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PROPOSED ZONING INFORMATION			
EXISTING: BUSINESS DISTRICT "BD"			
PROPOSED: PLANNED LANDMARK PRESERVATION OVERLAY DISTRICT "PLP"			
DISTRICT: 500	SECTION: 370	BLOCK: 3	LOT: 42
"BD"	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000	15,000	NO CHANGE
LOT WIDTH	100'	101.50'	NO CHANGE
FAR	.60	1.00	2.10
MAIN STRUCTURE			
FRONT YARD	MIN 1' < 25' MAX	2'-8"	NO CHANGE
CORNER LOT 2ND FRONT YARD	MIN 10'	1'-8"	NO CHNAGE
SIDE YARD	0'-0"	0'-0"	NO CHANGE
REAR YARD	10'-0"	PER SURVEY	NO CHANGE
HEIGHT	35'-0"	40'-6"	49'-0"
BUILDING AREA			
1ST FLOOR RESTAURANT	= 2,923 SQ.FT.		
1ST FLOOR ENTRY/GARDEN (UNROOFED)	= ± 997 SQ.FT.		
1ST FLOOR RESIDENTIAL & SUPPORT SPACES	= ± 6,372 SQ.FT.		
TOTAL GROUND FLOOR	= ± 10,292 SQ.FT.		
2ND FLOOR RESIDENTIAL	= ± 9,310 SQ.FT.		
3RD FLOOR RESIDENTIAL	= ± 9,310 SQ.FT.		
4TH FLOOR RESIDENTIAL (LOFT)	= ± 2,603 SQ.FT.		
TOTAL GROSS FLOOR AREA	= 31,515 SQ.FT.		
ADDITIONAL OUTDOOR DINING GARDEN	= +663 SQ.FT.		
UNIT COUNT			
STUDIO	= 16 UNITS		
1 BED	= 2 UNITS		
DUPLEX / LOFT	= 5 UNITS		
TOTAL:	23 UNITS		
PARKING REQUIREMENTS			
APARTMENTS: 1.75 PER DWELLING UNIT			
RESTAURANT: PARKING REQUIRED: 1 PER 2 SEATS OF PERMANENT SEATING OR 2 PER 200 SQUARE FEET OF GFA OR 1 PER 4 PERSONS LEGALLY ACCOMMODATED WHICHEVER IS GREATER PLUS 1 FOR EACH 12 SQUARE FEET OF STANDING ROOM AT THE BAR AREA.			
PARKING CALCULATIONS			
APT. UNITS : 23 X 1.75	= 41 PARKING SPACES		
UNROOFED ENTRY GARDEN 997 SQ FT	= 0 PARKING SPACES		
RESTAURANT (2,923 SQ FT / 200 SQ.FT) X 2	= 30 PARKING SPACES		
OUTDOOR DINING (663 SQ.FT /200) X 2	= 07 PARKING SPACES		
TOTAL PARKING REQUIRED	= 78 PARKING SPACES		



1ST FLOOR
UNIT TYPE **UNIT COUNT**
 STUDIO: 4 UNITS
TOTAL 1ST FLOOR = 4 UNITS

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