

Dimensional Form

Project Address: 15 and 33 Richdale Avenue

Application Date:

March 14, 2014

Zoning District: Res. C-1A

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq. ft.)	42,043	5,000	42,043	
Lot Width (ft)	336	50	336	
Total Gross Floor Area (sq ft)	48,157 See Note 1	68,320	66,300	
Residential Base	-	52,554	51,000 See Note 2	
Non-Residential Base	48,157	0	0	
Inclusionary Housing Bonus	-	15,766	15,300	
Total Floor Area Ratio (FAR)	1.15	1.625	1.58	
Residential base	-	1.25	1.21	
Non-Residential base	1.15	0	0	
Inclusionary Housing Bonus	-	0.375	0.36	
Total Dwelling Units	0	54	46	
Base units	-	42	36	
Affordable units (15%)	-	6	5	
Inclusionary Housing Bonus	-	6	5	
Base Lot Area / Unit (sq. ft.)	-	1,000	1,168	
Total Lot Area / Unit (sq. ft.)	-	-	914	
Building Height(s) (ft)	45 See Note 3	45	45	
Front Yard Setback (ft)	0	10	0 at Existing 16.75 at New	
Side Yard Setback - WEST (ft)	0	22 See Note 4	19'-8"	
Side Yard Setback - EAST (ft)	57'-1"	21 See Note 4	57'-1"	
Rear Yard Set back	3' to 13'	63 See Note 4	3' to 13'	
Open Space (% of Lot Area)		15% See Note 5	14% (5,960 sq. ft.) See Note 6	
Private Open Space	0	-	-	
Permeable Open Space	0	-	-	
Other Open Space (Specify)	0	-	-	
Off-Street Parking Space	20	1 per dwelling unit	46	
Bicycle Parking Spaces		48 Long Term 5 Short Term	48 Long Term 5 Short Term	
Loading Bays		n/a	0	

Notes:

- Existing area does not include basement area.
- Includes 1,480 sq.ft. of structured parking (within existing building) per Section 5.25
- Height measured to highest roof of existing building from average grade.
- Side and rear setback calculation is based on the most conservative interpretation that includes the height and length of the existing and new at each elevation. Applicant seeks reductions for new portions per Section 5.31.2(i)
- Applicant seeks modifications to Private Open Space requirements per Section 5.28.25
- Includes Open Space that is green and 15' x 15' minimum, pedestrian walk and planting and private roof decks.