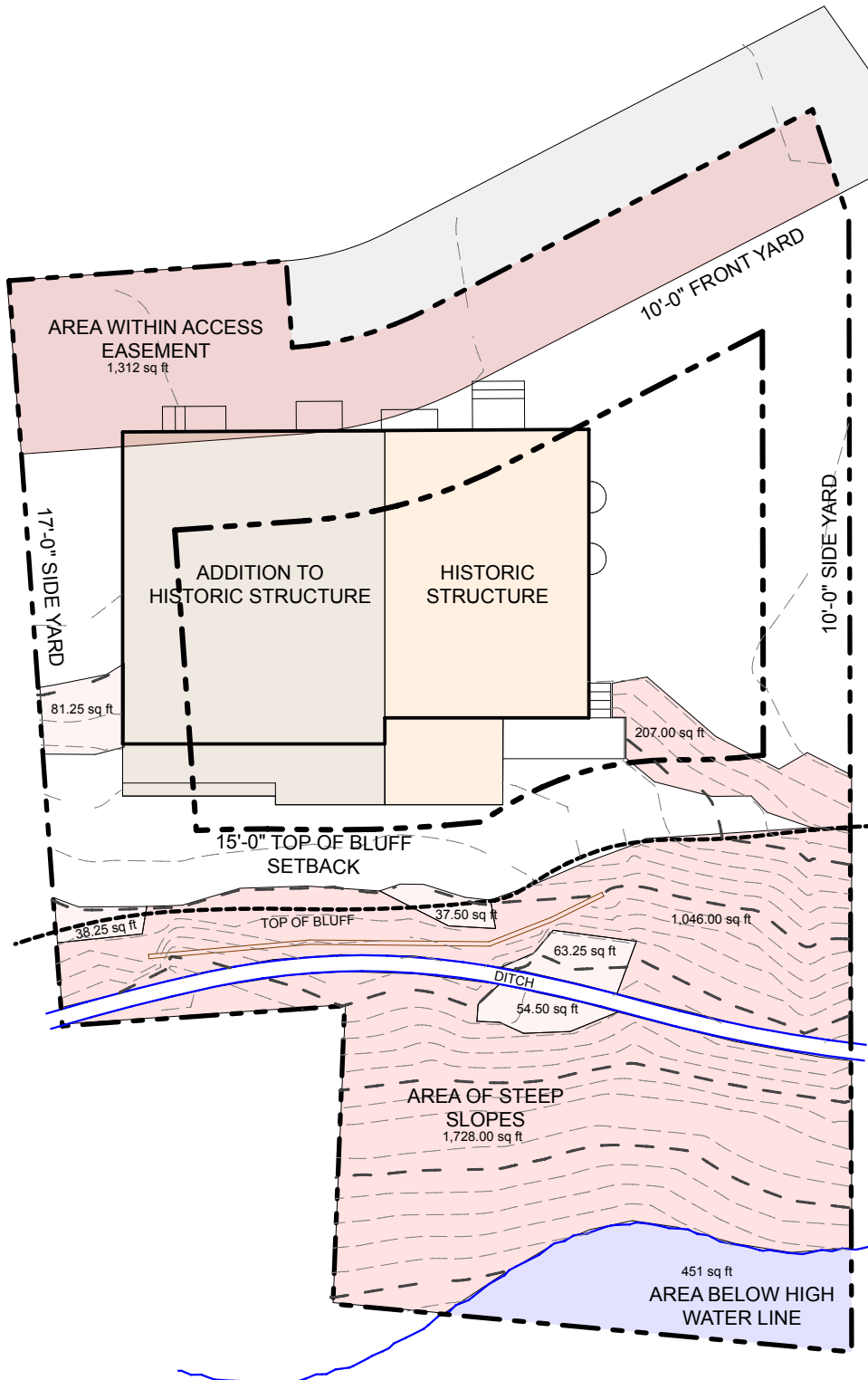


333 Park Ave

ZONING ANALYSIS



ARCHITECTURE | INTERIORS | PLANNING



LOT AREA CALCULATION

| | |
|--------------------------|-----------|
| GROSS LOT AREA: | 10,418 SF |
| NET LOT AREA REDUCTIONS: | |
| - ACCESS EASEMENT: | 1,312 SF |
| - STEEP SLOPES: | 2,981 SF |
| - MODERATE SLOPES | |
| 273 @ 50%: | 136 SF |
| - BELOW WATER COURSE: | 451 SF |

NET LOT AREA: 5,538 SF

FAR CALCULATION

BASE AREA: 3000 SF LOT: 2,400 SF
ADDITIONAL AREA:
2,538 SF /100 = 24 X 28 SF: 710.6 SF

ALLOWABLE FAR: 3,110.6 SF
POTENTIAL HPC BONUS: 500 SF
MAXIMUM FAR: 3,610.6 SF

COMMENTS

This lot falls within the purview of the Historic Preservation Commission as a result of the historic structure which was transplanted onto this site. This HPC designation has a number of guidelines and restrictions associated with it, and in turn offers unique opportunities for this lot beyond what would typically be available within the Stream Margin Review Area while also considering the restrictions inherent to the site conditions. The historic structure's front door faces the river rather than the street and has been added onto a number of times over the years. HPC can grant both setback variances and bonus FAR for projects which undertake exemplary restoration and for especially sensitive additions. This project could merit both if the structure were rotated so the historic front door faced the street, was relocated as close to Park Ave. as possible for visibility, and then added to in a sensitive manner according to the HPC Guidelines. This kind of restoration achieving the FAR bonus and some relief on the setbacks would allow this home to grow, design dependent, up to 7,000 SF of gross area with a 2 car garage.

This analysis was produced using publicly available information. A survey and title search are required to ensure accurate calculations of FAR. Additionally, City/County Code is subject to change at any time. FAR is not a right and may be removed at any time and for any reason.