

04-17-2019

189 The Plaza (B1 Zone)

A NEW 15 STORY BUILDING WITH 3 FLOORS OF PARKING, 12 RESIDENTIAL STORIES ABOVE PARKING LEVELS, COMMERCIAL SPACE ON 2ND & 3RD FLOORS AS PER PLANS REVISED THROUGH 04-09-2019.

33-17 SITE PLAN APPROVAL REQUIRED

BUILDING SETBACK TO FRONT PROPERTY LINE (STATE STREET)

33-24(c)(4)(a)

Proposed front setback of building to property line is 0 feet.

Permitted minimum front setback of building to property line is 2 feet. (average)

BUILDING SETBACK TO FRONT PROPERTY LINE (THE PLAZA/ AYERS COURT)

33-24(c)(4)(a)

Proposed front setback of building to property line is 0 feet.

Permitted minimum front setback of building to property line is 8 feet. (average)

BUILDING SETBACK TO REAR PROPERTY LINE

33-24(c)(4)(a)

Proposed rear setback of building to property line is 5 feet.

Permitted minimum rear setback of building to property line is 20 feet

BUILDING COVERAGE

33-24(c)(4)(b)

Proposed building coverage is 24530 sq. ft. (97%)

Maximum permitted building coverage is 6311 sq. ft. (25%)

LOT COVERAGE

33-24(c)(4)(b)

Proposed lot coverage is 24530 sq. ft. (97%)

Maximum permitted lot coverage is 20195.2 sq. ft. (80%)

BUILDING HEIGHT

33-24(c)(4)(b)

Proposed building height is 173 feet (to bulkheads.)

Proposed building height is 168 feet (to roof shade.)

Proposed building height is 158 feet (to roof.)

Maximum permitted building height is 35 feet.

PARKING STALL SIZE

There are 21 spaces with a width of 8' 4"

There are 4 tandem spaces with a width of 8' 4"

Minimum parking stall size is 9 feet wide by 18 feet deep.

COAH PROVISIONS

Proposed provisions are not listed.