SITE DATA

TAX ID NO.: 12901208, 209, 210
SITE AREA: .51 ACRES
EXISTING ZONING: R-5
PROPOSED ZONING: MUD-D-0

OPTIONAL CONDITIONS:
EXISTING BUILDINGS, PLANTING STRIP
STREET TREES, AND SETBACKS.

REQUIRED PARKING: 1 SPACE / 600 SF
MAXIMUM SQUARE FOOTAGE: 6,800 WHICH WOULD REQUIRE 11 SPACES.

CONDITIONAL notes:
1. THE EXISTING STRUCTURES SHALL REMAIN RESIDENTIAL IN CHARACTER.
THE OVERALL SIZE OF EACH STRUCTURE MAY BE INCREASED SO LONG AS THE RESIDENTIAL CHARACTER OF THE STRUCTURE IS MAINTAINED, AND SO LONG AS THE FRONT FACADE REMAINS 34" BACK FROM EXISTING CURB.

THE MAXIMUM AMOUNT OF SQUARE FOOTAGE FOR EACH STRUCTURE IS AS FOLLOWS:
2133 COMMONWEALTH AVE. - 2,400 SF
2137 COMMONWEALTH AVE. - 2,200 SF
2143 COMMONWEALTH AVE. - 2,200 SF
TOTAL SQUARE FOOTAGE: 6,800 SF

2. PROPOSED USES WILL BE LIMITED TO GENERAL OFFICE, MEDICAL OFFICE, AND RESIDENTIAL.

3. AS PART OF THE MUD OPTION, THE PETITIONER SHALL BE ALLOWED TO VARY THE SIDEWALK LOCATION ALONG ST. JULIAN STREET IN ORDER TO PRESERVE THE EXISTING STAIRS THAT ACCESS THE STRUCTURE.

4. AS IT PERTAINS TO THE STRUCTURE AT 2133 COMMONWEALTH AVE., THE PETITIONER SHALL BE ALLOWED TO KEEP THE EXISTING DRIVEWAY ON COMMONWEALTH AVE. SO LONG AS THE SQUARE FOOTAGE OF THE STRUCTURE DOES NOT EXCEED 2,400 SF.