

**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ AS PERMITTED</b>
<b>General Plan</b>	Medium Density Residential	Same	Medium Density Residential
<b>Zoning District</b>	R-3/PD	Same	R-3/PD
<b>Lot Size</b>	6,540 sq. ft. (148) 30,483 sq. ft. (156) 37,023 sq. ft. (Total)	37,023 sq. ft.	8,000 sq. ft. min, 1,800 sq. ft. per dwelling unit
<b>Lot Size (acre)</b>	0.85 ac	0.85 ac	0.18 ac min.
<b>Lot Coverage</b>	28.4%	39.7%	40% max.
<b>Gross Floor Area</b>	11,582 sq. ft.	36,565 sq. ft.	-
<b>Floor Area Ratio (FAR)</b>	31.3%	98.7%	-
<b>No. of Units</b>	2	19	20 max.
<b>Density (units/acre)</b>	8.3 du/ac	22.3 du/ac	24 du/ac max.
<b>Meets 75% max?</b>	No	Yes	-
<b>Unit Sizes (sq. ft.)</b>	2,586 sq. ft. (148) 1,062 sq. ft. (156)	1,914 ~ 1,967 sq. ft.	-
<b>Building Height</b>	25' (148) 21' (156)	34'-6"	35' max.
<b>No. of Stories</b>	Two (148) One (156)	Three	Three max.
<b>No. of Buildings on Site</b>	7	3	-
<b>Setbacks</b>			
<b>Front</b>	20' (148) 20' (156)	20'-0" (Bldg 1) 15'-0" (156)	15' min. 20' avg.
★ <b>Left Side</b>	12'-0"	7'-6" (1F) 10'-6" (2F~3F)	12' min.
★ <b>Right Side</b>	10'-2"	7'-6" (1F) 10'-6" (2F~3F)	12' min.
★ <b>Combined Side</b>	-	15'-0" (1F) 21'-0" (2F & 3F)	24' min.
<b>Rear</b>	-	75'-9"	20' min.

2021-7826 148 and 156 Crescent Avenue

<b>Parking</b>			
<b>Total Spaces</b>	-	42	45 min. (29 min. per DBL)
<b>Assigned Spaces</b>	2	36	36 min.
<b>Bicycle Parking</b>	-	6 Class I	5 Class I min.
<b>Landscaping</b>			
<b>Total Landscaped</b>	-	6,420 sq. ft.	7,405 sq. ft.
<b>Total Landscaped %</b>	-	17.3%	20% of lot area min.
<b>Landscaping/Unit (sq. ft.)</b>	-	247 sq. ft.	425 sq. ft. min.
<b>Usable Open Space/Unit (sq. ft.)</b>	-	225 sq. ft.	400 sq. ft. min.
<b>Parking Lot Area Shading (%)</b>	-	55.5%	50% min. in 15 years



★ Starred items indicate waivers requested using State Density Bonus Law