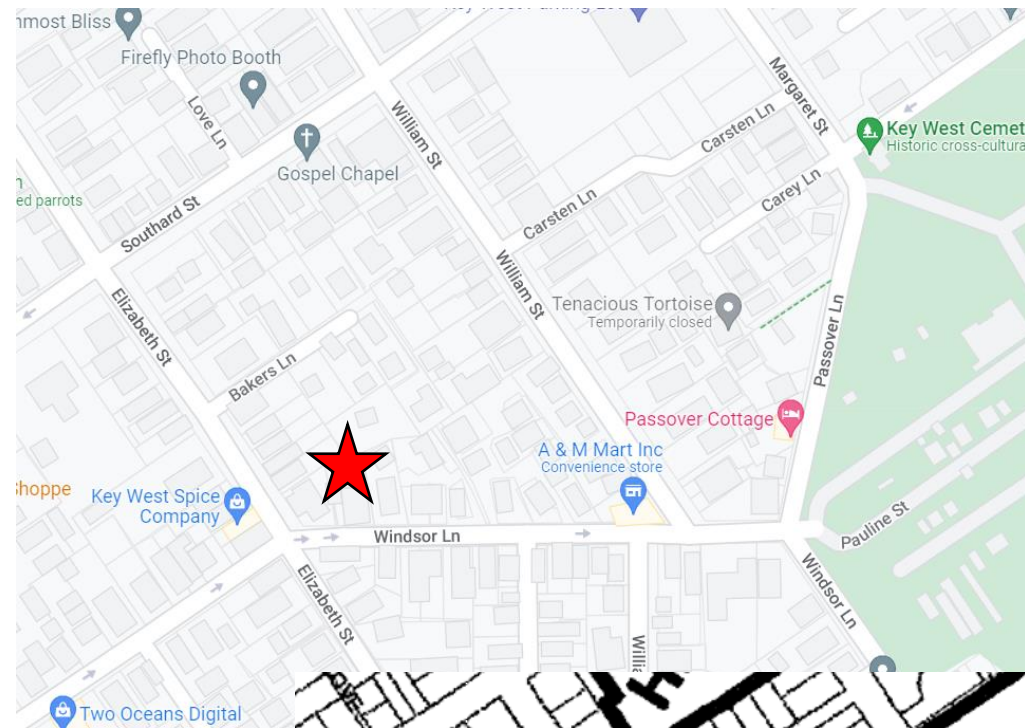




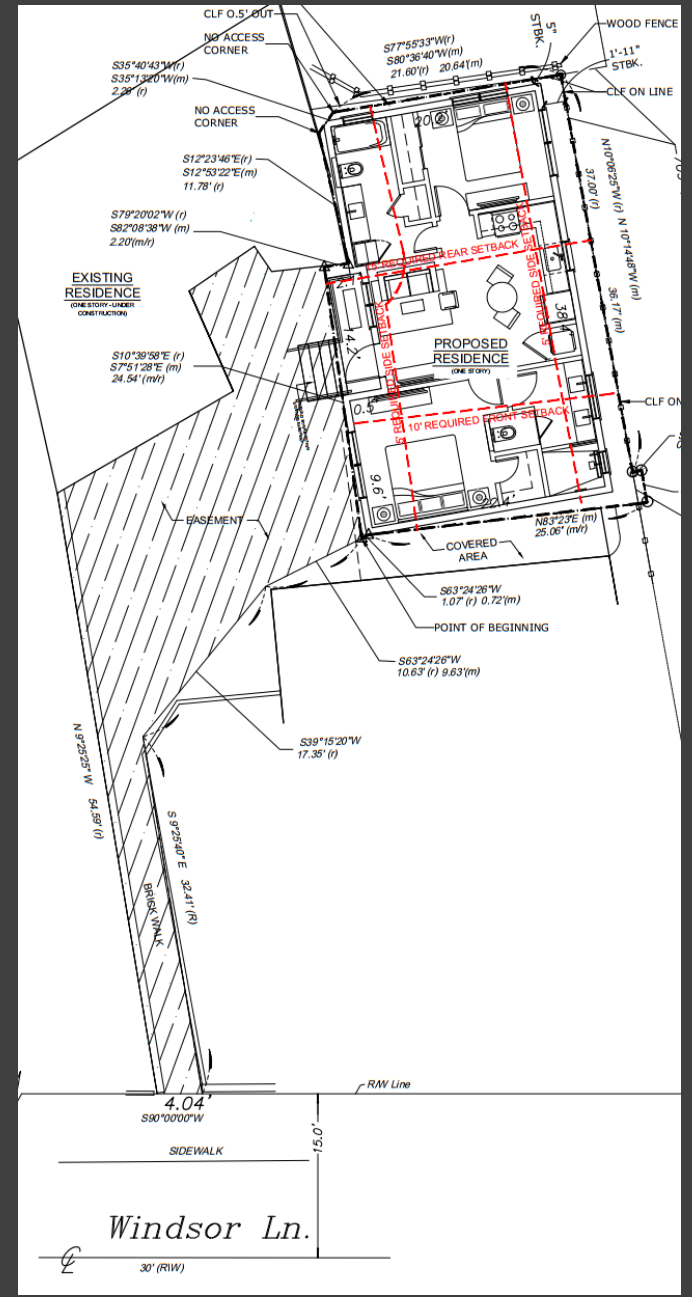
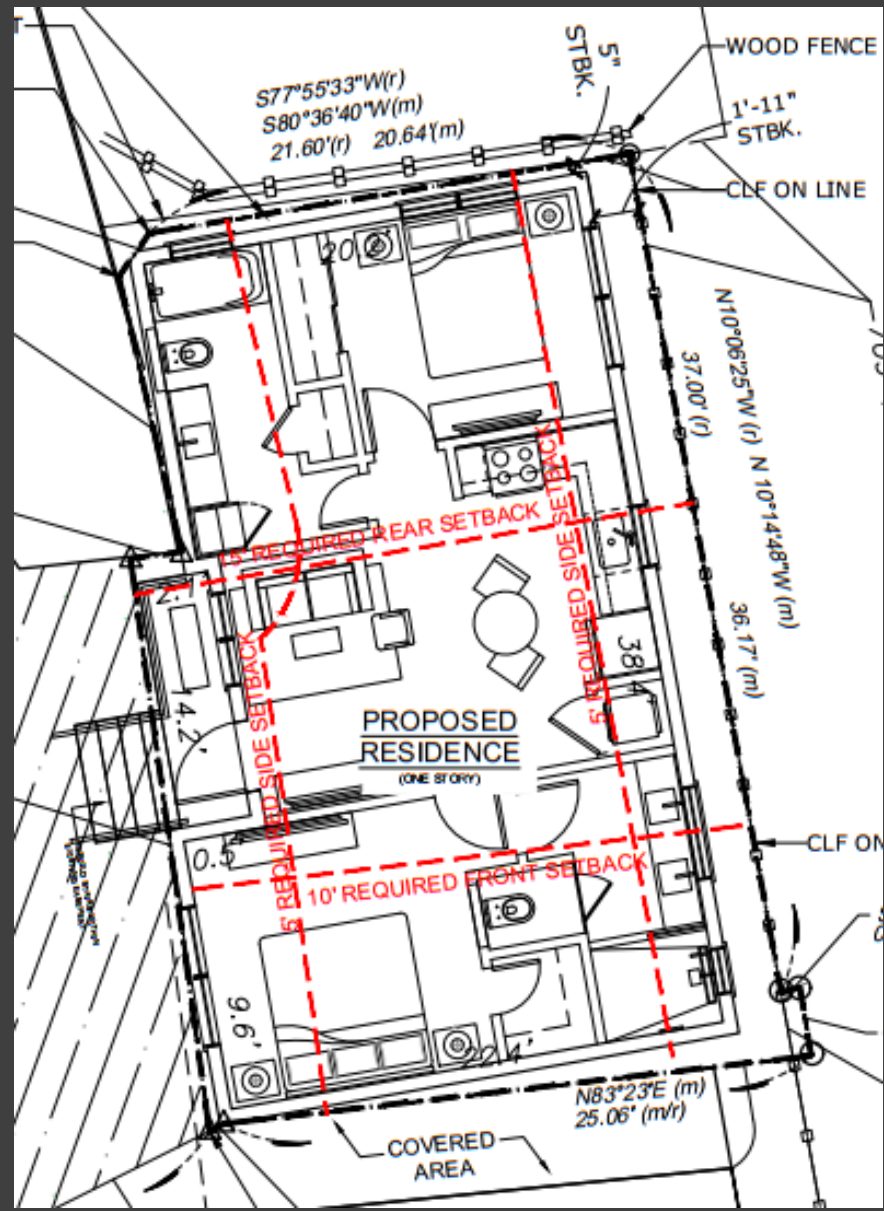
703 Windsor Lane
Variance Rebuild Project

About

- 703 Windsor
- HHDR
- CBO = *Uninhabitable, Involuntarily Destroyed, Must Be Demo'd*
- 900 sq ft Lot
- Access via 4-ft wide easement



Site Plan



Windsor Ln.

30' (RW)

Site Data

	Required	Existing	Proposed	Compliance
Zoning	HHDR			
FLUM	HR			
Flood	X			
HARC	Noncontributing			
Site Size	4,000 sq ft	900 sq ft (0.02 acres)	No Changes	
Building Height	30 ft	<30 ft	<30 ft	Complies
Impervious Surface	60% (540 sq ft)	93.1% (838 sq ft)	87.0% (783 sq ft)	Improvement – Variance of 27%
Building Coverage	50% (450 sq ft)	93.1% (838 sq ft)	87.0% (738 sq ft)	Improvement – Variance of 37%
Open Space	35% (315 sq ft)	6.9% (62 sq ft)	19.7% (177 sq ft)	Improvement – Variance of 15.3%
Landscaping	20% (180 sq ft)	6.9% (62 sq ft)	19.7% (177 sq ft)	Improvement – Variance of 0.3%
Front Setback	10 ft	0 ft	0 ft	Variance of 10 ft
Right Side Setback	5 ft	1'-5"	1'-11"	Improvement – Variance of 4'-1"
Left Side Setback	5 ft	0 ft	0 ft	Variance of 5 ft
Rear Setback	20 ft	0 ft	0 ft	Variance of 20 ft
Density	22 du/ac	1 du	No Changes	Complies
FAR	1.0	0.0	No Changes	Complies
Auto Parking	1 per du	0 spaces	No Changes	Variance of 1 space
Bike Parking	None	0 spaces	No Changes	Complies

Staff Request

- Unity of Title with:
627 Elizabeth/701 Windsor
- 627 Elizabeth/701 Windsor received variance to rebuild on 4/22/21



Site Data (Unity of Title)

	Required	Existing	Proposed	Compliance
Zoning	HHDR			
FLUM	HR			
Flood	X			
HARC	Noncontributing			
Site Size	4,000 sq ft	4,930 sq ft (0.11 ac)	No Changes	
Building Height	30 ft	<30 ft	<30 ft	Complies
Impervious Surface	60% (540 sq ft)	74.8% (3,686 sq ft)	73.7% (3,631 sq ft)	Improvement – Variance of 13.7%
Building Coverage	50% (450 sq ft)	61.9% (3,054 sq ft)	60.8% (2,999 sq ft)	Improvement – Variance of 10.8%
Open Space	35% (315 sq ft)	14.1% (697 sq ft)	16.5% (812 sq ft)	Improvement – Variance of 18.5%
Landscaping	20% (180 sq ft)	14.1% (697 sq ft)	16.5% (812 sq ft)	Improvement – Variance of 3.5%
Front Setback	10 ft	0 ft	0 ft	Variance of 10 ft
Right Side Setback	5 ft	0'-0"	0'-0"	Variance of 5 ft
Left Side Setback	5 ft	0'-4" ft	0'-4" ft	No Change
Rear Setback	20 ft	0 ft	0 ft	Variance of 20 ft
Density	22 du/ac	3 du	No Changes	Complies
FAR	1.0	0.0	No Changes	Complies
Auto Parking	1 per du	0 spaces	No Changes	Variance of 3 spaces
Bike Parking	None	0 spaces	No Changes	Complies

Good Neighbor Policy

- Coordinated with:

Windsor Hammock Condo
(Backyard adjacent Neighbor)

725 Windsor Lane