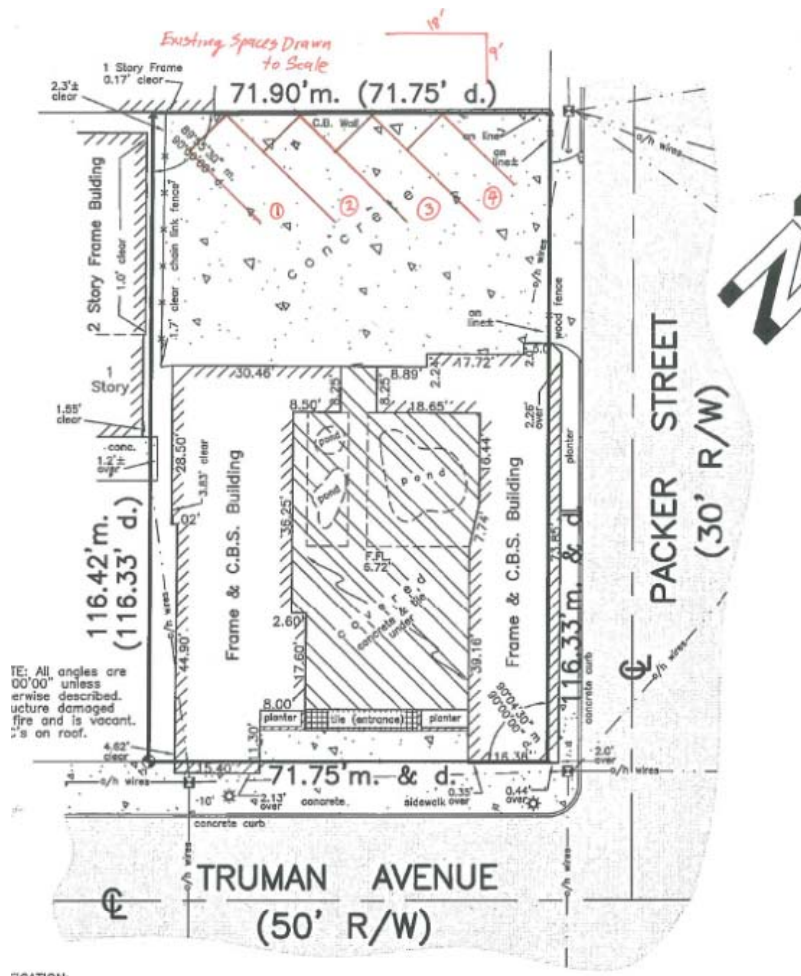


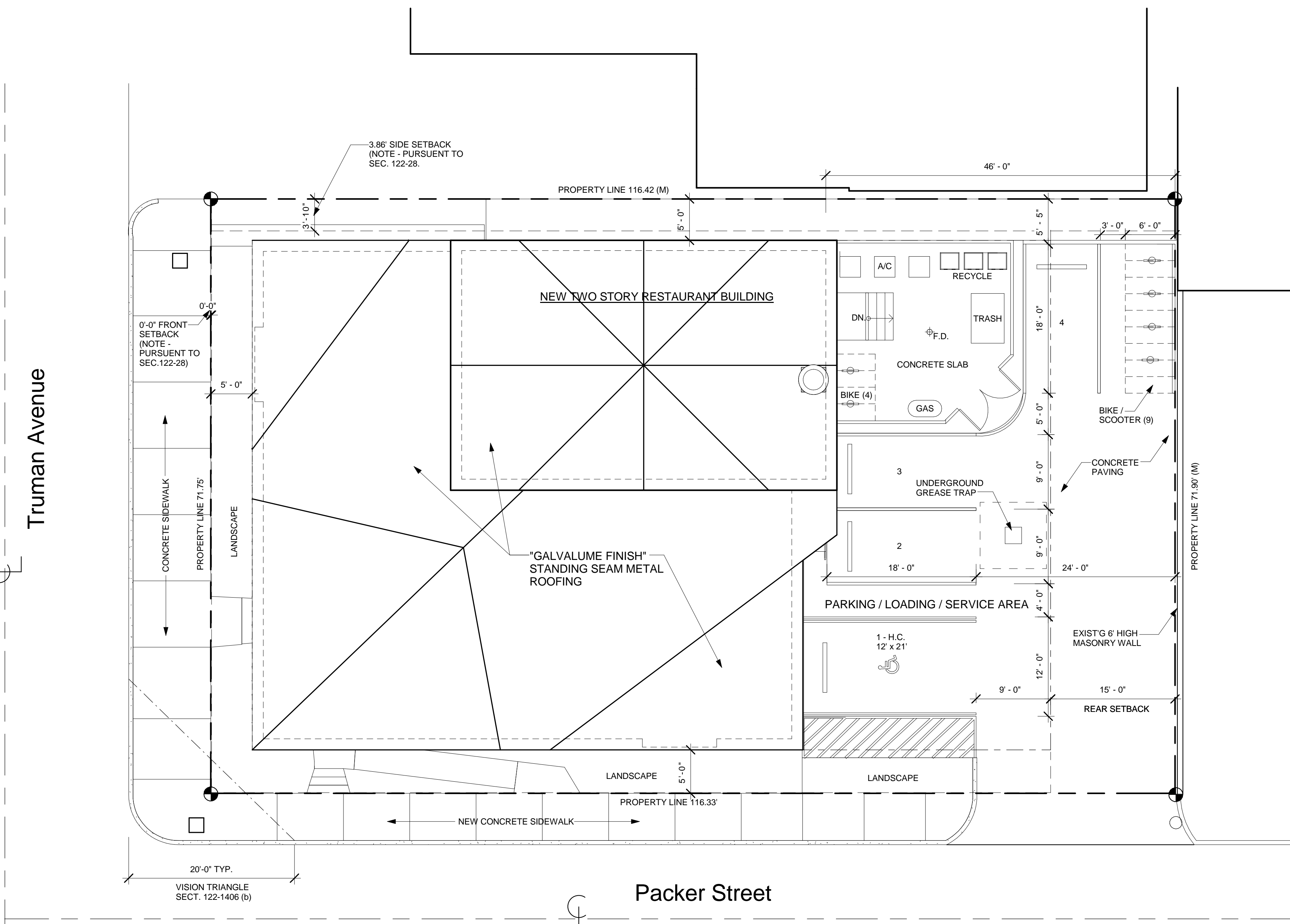
MEMORANDUM



Date: November 25, 2014
To: Mr. Kevin Bond, AICP, Acting Planning Director
From: Lori Thompson
CC: Mr. Robert Pollman
Mr. Owen Trepanier
Re: 921 Truman – Existing Nonconforming Parking

The parking lot at 921 Truman has an existing nonconforming layout as depicted below. Our research of the City's records shows no approval was granted for the nonconforming layout. The proposed conforming layout, as depicted in the attached site plan will allow 4 auto spaces and 13 bike/scooter spaces.





SITE DATA

LAND USE : HNC-1
 SITE AREA : 8,360 S.F. (.19 ACRE)
 FLOOD ZONE : X (SEE SURVEY)
 F.A.R. :
 EXISTING: 0.593 (4,954 S.F.)
 PROPOSED: 0.570 (4,765 S.F.)
 MAX HEIGHT :
 ALLOWABLE = 35'-0" MAX.
 EXISTING = 25'-0"
 PROPOSED = 34' - 3"
 LOT COVERAGE
 EXISTING = 56% = 4,696 S.F.
 PROPOSED = 51% = 4,279 S.F.
 IMPERVIOUS AREA
 EXISTING = 95% = 7,957 S.F.
 PROPOSED = 84% = 7,059 S.F.
 LANDSCAPE AREA
 EXISTING = 5% = 403 S.F.
 PROPOSED = 16% = 1,301 S.F.
 * 8% (689 S.F.) IS ADDITIONAL LANDSCAPE AREA UNDER
 OVERHANGS AND ENTRY.
 SETBACKS
 FRONT:
 EXISTING = 0'-0"
 PROPOSED = 5'-0"
 SIDE:
 EXISTING = 3'-10"
 PROPOSED = 5'-0"
 STREET SIDE:
 EXISTING = 0'-0"
 PROPOSED = 5'-0"
 REAR :
 EXISTING = 43'-0"
 PROPOSED = 44'-10"
 PARKING
 REQUIRED = MATCH EXISTING (4 SPACES)
 PROPOSED = 4 SPACES INCLUDING 1 H.C. SPACE
 BIKE PARKING = 4 SPACES (EMPLOYEE)
 9 SPACES (PUBLIC)

BUILDING DATA

OCCUPANCY = A2 RESTAURANT
 CONSTRUCTION TYPE = V-B ; SPRINKLERED
 ALLOWED SQ. FOOTAGE = 12,000 (W/ SPRINKLER INCREASE)
 MAX. NO. OF STORIES = 2 (W/ SPRINKLER INCREASE)
 FIRST FLOOR
 ENCLOSED = 3,544 S.F.
 ENTRY CANOPY = 329 S.F.
 SECOND FLOOR
 ENCLOSED = 1,221 S.F.
 TOTAL ENCLOSED = 4,765 S.F.
 CONSUMPTION AREA
 EXISTING = 2,315 S.F.
 PROPOSED = 2,250 S.F.

