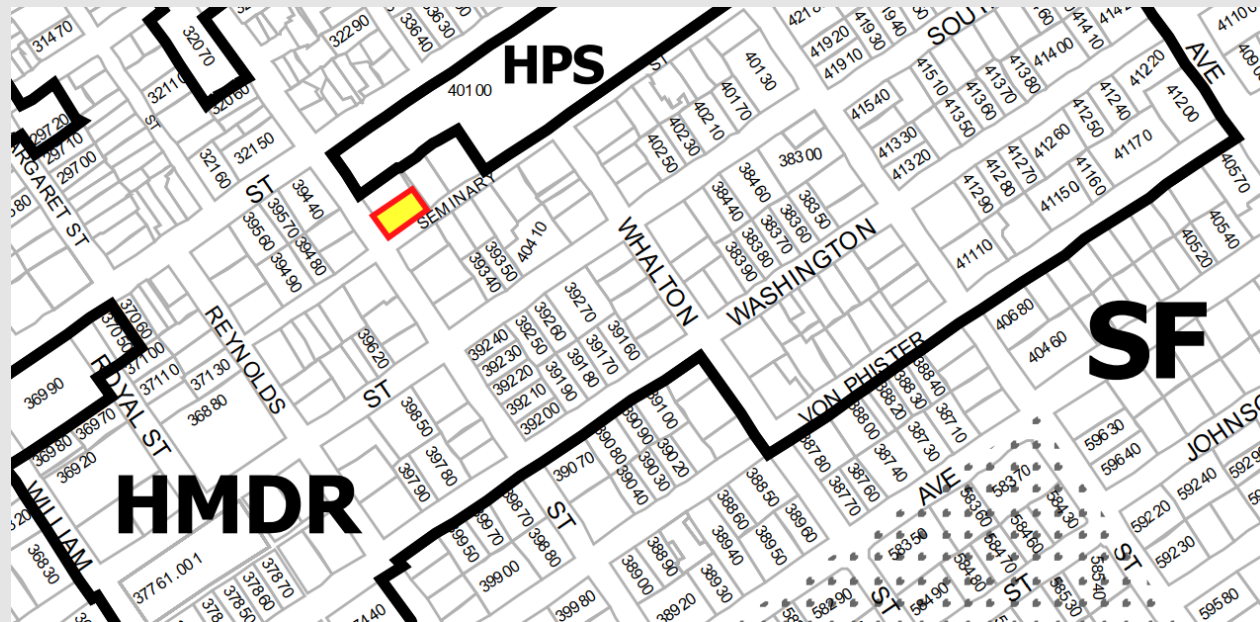


1311 Grinnell Street

Variances



Location and Use



Location

1311 Grinnell Street
HMDR

Use

Single-Family

Site Characteristics - Existing

Carport Overhangs onto ROW

Existing Nonconformities:

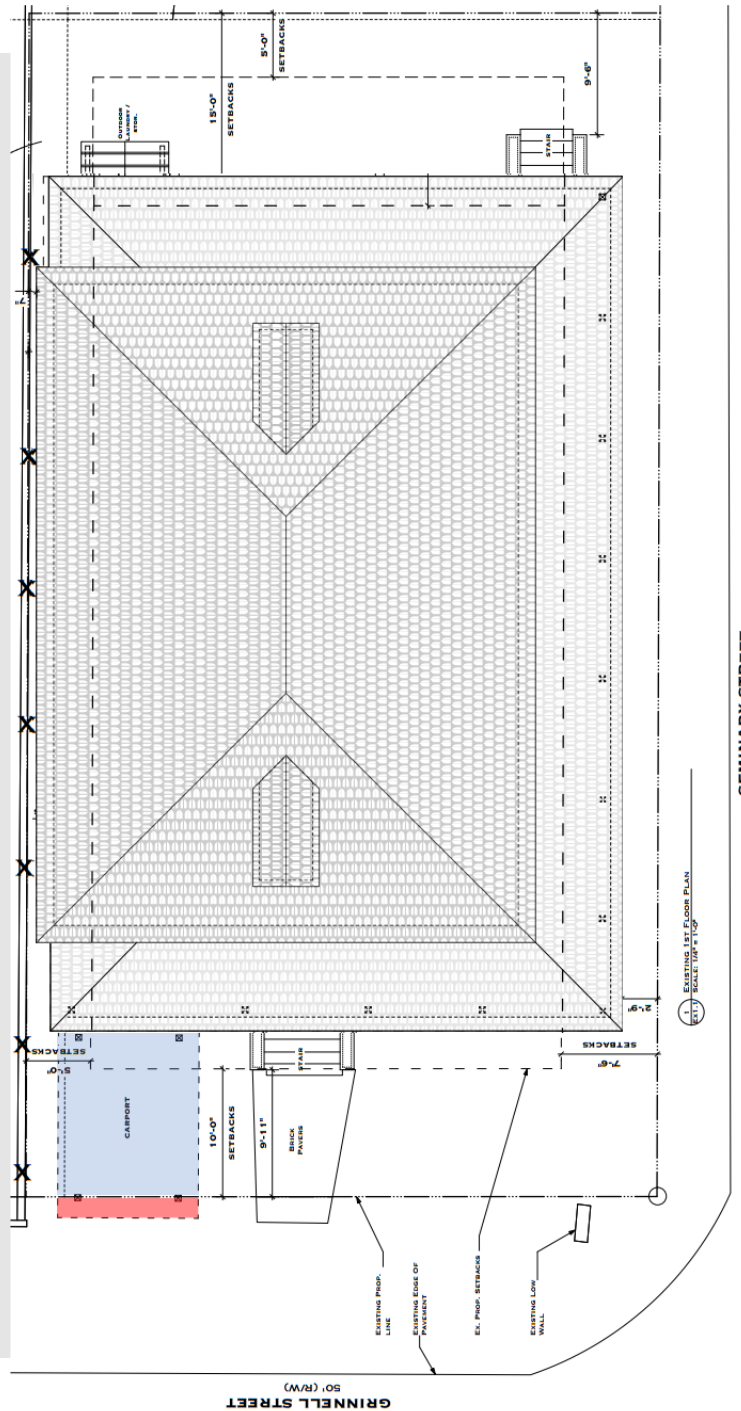
- All four setbacks (front, side, streetside, & rear)

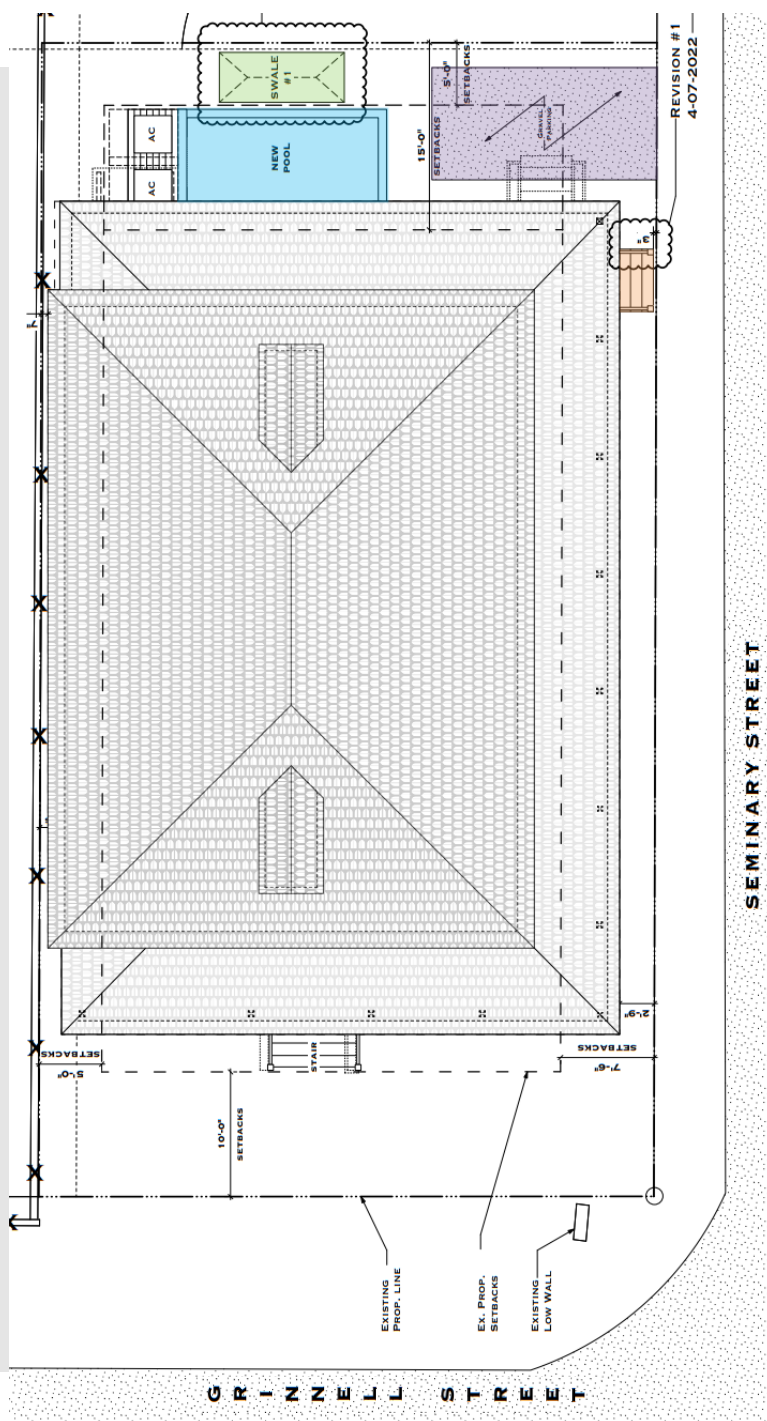
- Open Space

- Impervious Surface

- Building Coverage

- No Stormwater Management





Site Characteristics - Proposed

Add pool

Remove carport

Improve:

- Open space

- Building coverage

- Impervious surface

Add complying parking in rear

Relocate staircase to streetside

New Stormwater Management:

- Swale + Complete Gutter System

Changes Resulting from Variances

Open Space: Existing 27% - Proposed 29.7%

Increase of 2.7%

Building Coverage: Existing 70.8% - Proposed 70.2%

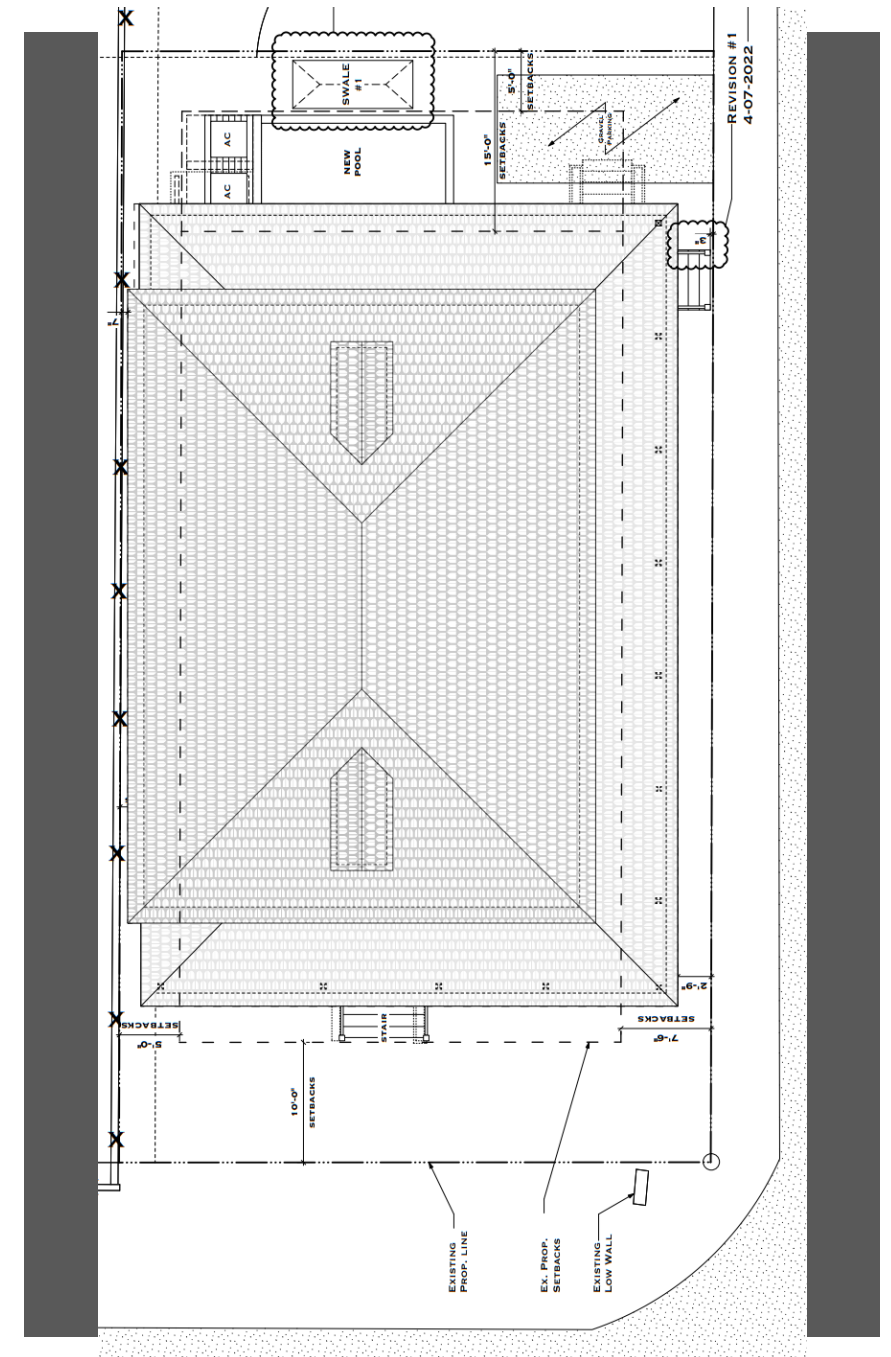
Decrease of 0.6%

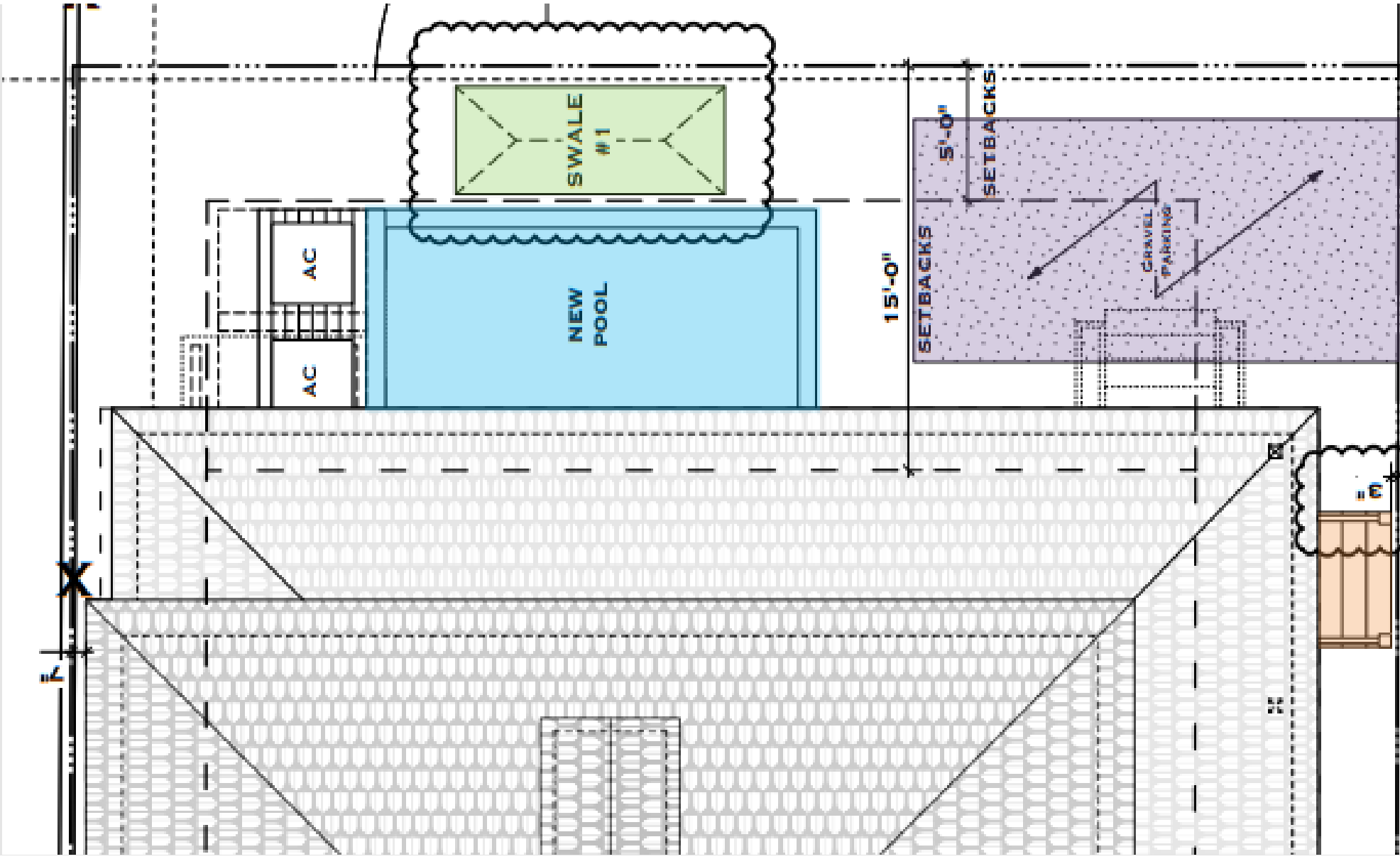
Impervious Surface: Existing 72.9% - Proposed 70.2%

Decrease of 2.7%

Streetside Setback: Existing 2.75 ft - Proposed 0.25 ft

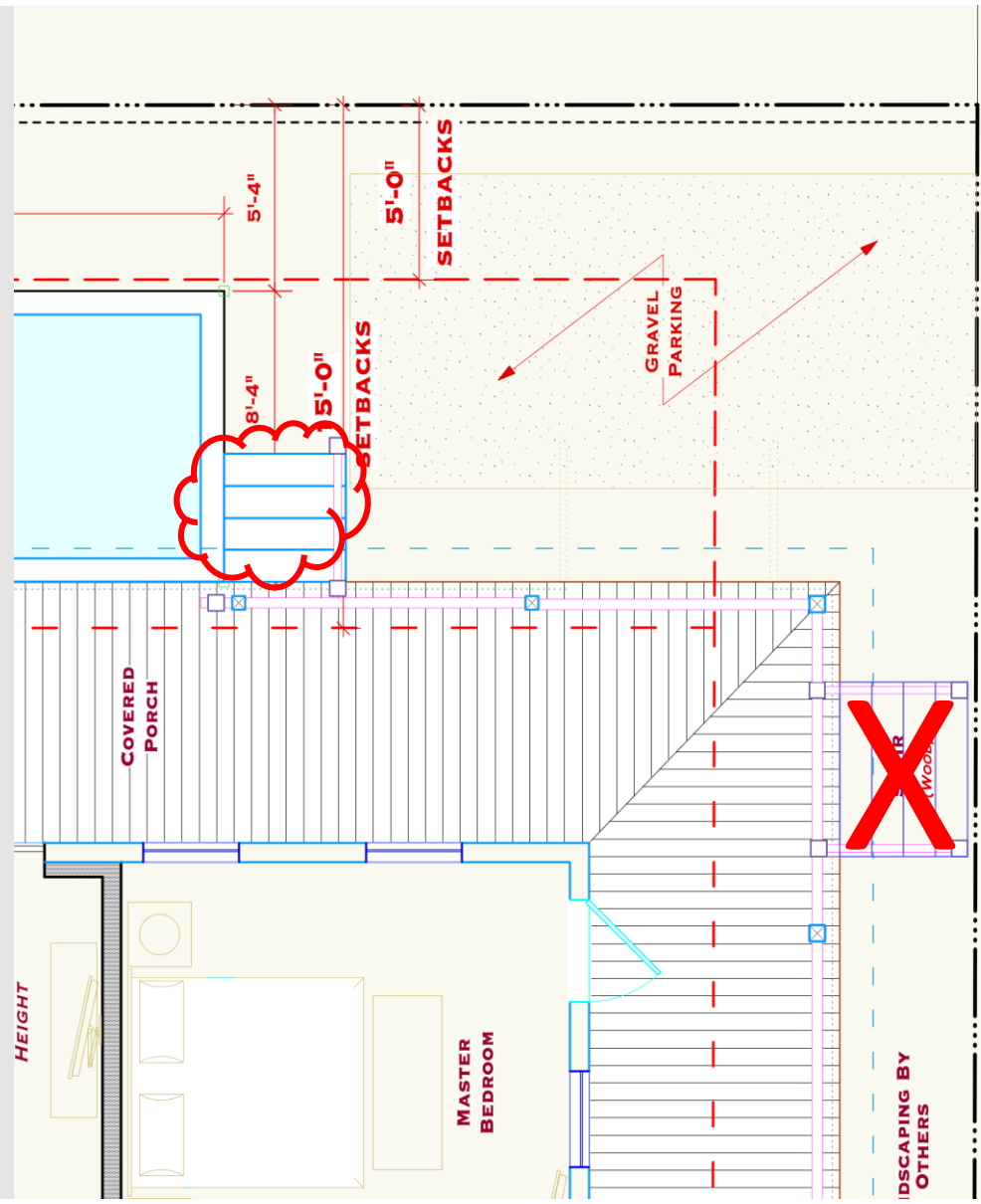
Decrease of 2.5 ft





REVISION #1
4-07-2022

Site Plan



Alternative Stair Location