

Project Review Committee (PRC) Referral

Addresses	101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St
Reason for Referral	In accordance with 120-181G(1), all major site plans shall be referred to the PRC for review and recommendation.
Next Steps	<ul style="list-style-type: none">• PRC to review deviations from design requirements and provide recommendation to MOZ.• MOZ to review PRC recommendation and issue a site plan determination accordingly.

Definitions

YARD, FRONT

An open space extending the full width of the lot between a main front building line and the front lot line, unoccupied and unobstructed by buildings or structures from the ground upward, the depth of which shall be the least distance between the front lot line and the front of the main front building line. On corner lots, the front yard shall be any yard that fronts on a street. In the case of uses or parcels without a principal structure, the front yard shall be a line drawn parallel to a front lot line a distance equal to the depth of the required front yard setback.

LOT, DOUBLE-FRONTAGE

A lot having frontage on two nonintersecting streets.

LOT LINE, FRONT

in the case of a double-frontage lot, each property line separating the lot from a street shall be considered the "front lot line."

Major Deviation

Code Section	Requirement	Proposal
120-66D(1)(e)[1][b]	Front yard setback shall be: City street: shall be within two feet of the average setback of three adjacent buildings on either side of the building to a maximum of 15 feet.	Project site is considered a 'double-frontage lot' as it has frontage on two nonintersecting streets (Pleasant St, Franklin St, and Andrews St). The property line separating the project site from Andrews St is considered a front lot line. The building line is approximately 240 feet from the Andrews St front lot line. The maximum front setback requirement for the district is 15 feet.

Minor Deviations

Code Section	Requirement	Proposal
120-66D(1)(a)[1]	Buildings shall exhibit a vertical mass on the street frontage.	Material layout does not reinforce vertical fenestration pattern.
120-66D(2)(b)[1][a]	Window coverage. City and district streets. All first floor building facades shall be a minimum 40% and a maximum 75% window coverage.	See attached window calculation sheet.
120-66D(2)(b)[2]	All other floors on building facades shall be a minimum 25% and a maximum 60% window coverage.	See attached window calculation sheet.
120-66D(2)(b)[3]	All other facades shall be a minimum 20% window coverage.	See attached window calculation sheet.
120-66E(1)(a)[2]	Building parking shall be located in the rear yard and be hard surfaced.	The property line separating the project site from Andrews St is considered a front lot line. The unobstructed space between the building

		and the Andrews St front lot line is considered a front yard. The proposed parking lot is located in the front yard.
120-66E(1)(a)[7]	Parking lots shall have one paved pedestrian walkway to each street frontage sidewalk a minimum six feet and a maximum eight feet wide. Pedestrian walks shall be hard surfaced and equal in material and pattern to the adjacent sidewalk.	A paved pedestrian walkway to the Andrews St frontage is not proposed.