

April 7, 2015

TO: Lee Newman, Planning and Community Development Director

FROM: Karen Sunnarborg, Housing Specialist

RE: FAR Calculations for Demo/Replacement Activity, January 1, 2014 through March 30, 2015

I am attaching a spreadsheet that provides information on demolition/replacement activity between January 1st and May 12, 2014 for those 21 properties that we have previously studied. One-third or seven (7) of these properties would not have complied with the proposed FAR standards, all involving small lots of less than 10,020 square feet with the exception of one with 10,890 square feet.

In an effort to obtain an understanding of more recent demo/replacement activity and the implications of the proposed FAR thresholds, we also analyzed an additional 55 properties from the period of May 13, 2014 through March 30, 2015. Of these, 13 or almost one-quarter (23.6%) would have been impacted by the proposed standards, once again all involving small lots, the majority of which are 10,000 square feet or smaller. While within the proposed FAR limits, two (2) additional properties came very close to exceeding the FAR limit of 38% for properties between 10,000 and 10,999 square feet.

It should be noted that garage space is not reflected in the column regarding 1st and 2nd floor living space although any such space of more than 600 square feet was added to the figures in this column.

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Large House Study Review Committee

Address	Lot Size From Plat Plan	1st and 2nd Floor Living Space	FAR	Lot Coverage	Complies v with Proposed Standards
Properties involving demo/replacement between January and May 12, 2014					
104 Bird Street	15,862	4,516	28.5%	18.0%	Yes
808 Central Ave.	10,890	2,648	24.3%	12.4%	Yes
105 Damon Road	11,326	3,748	33.1%	21.0%	Yes
175 Dawson Drive	10,019	4,209	42.0%	25.0%	No
45 Dogwood Lane	17,424	3,793	21.8%	14.7%	Yes
76 Edwardel Road	11,761	3,939	33.5%	23.0%	Yes
99 Ellicott Street	13,068	3,690	28.2%	18.0%	Yes
71 Emerson Road	9,148	3,991	43.6%	25.0%	No
86 Evelyn Road	11,326	3,806	33.6%	19.0%	Yes
89 Fair Oaks Park	15,682	4,983	31.8%	20.3%	Yes
19 Glendale Road	13,068	3,254	24.9%	?	Yes
1376 Great Plain Ave.	17,424	3,667	21.0%	12.0%	Yes
82 Grosvenor Road	10,019	3,726	37.2%	23.0%	Yes
122 Grosvenor Rd.	10,019	3,726	37.2%	23.0%	Yes
29 Hawthorne Ave.	6,970	3,404	48.8%	25.6%	No

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Address	Lot Size From Plat Plan	1st and 2nd Floor Living Space	FAR	Lot Coverage	Complies v with Proposed Standards
40 Hazel Lane	10,019	3,902	38.9%	23.0%	No
4 Holland Terrace	6,970	3,898	55.9%	26.2%	No
169 Laurel Drive	10,019	3,244	32.4%	23.4%	Yes
33 Longacre Road	10,890	4,262	39.1%	23.0%	No
186 Melrose Ave.	9,583	3,942	41.1%	25.0%	No
72 Richdale Road	11,326	3,955	34.9%	24.0%	Yes
Properties involving demo/replacement between May 13, 2014 and March 30, 2015					
125 Aletha Road	11,889	4,167	35.1%	15.0%	Yes
99 Arch Street	10,042	3,477	34.6%	24.4%	Yes
70 Ardmore Road	19,255	4,704	24.4%	14.0%	Yes
118 Barrett Street	10,000	3,640	36.4%	24.0%	Yes
15 Beaufort Ave.	10,500	3,838	36.6%	22.9%	Yes
10 Birchwood Road	9,258	3,848	41.6%	21.0%	No
23 Bond Street	12,001	3,622	30.2%	24.1%	Yes
76 Booth Street	15,776	3,842	24.4%	15.2%	Yes

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Address	Lot Size From Plat Plan	1st and 2nd Floor Living Space	FAR	Lot Coverage	Complies v with Proposed Standards
39 Bradford Street	10,275	3,971	39.6%	21.5%	No
276 Cedar Steet	15,750	3,608	22.9%	17.6%	Yes
81 Country Way	56,350	5,694	10.1%	5.9%	Yes
27 Curve Street	16,099	3,562	22.1%	25.0%	Yes
59 Curve Street	13,208	3,966	30.0%	20.8%	Yes
65 Curve Street	12,637	3,323	26.3%		Yes
100 Damon Road	10,000	3,748	37.5%	23.0%	Yes
23 Dogwood Lane	10,350	4,590	39.7%	22.6%	Close No
57 Donna Road	10,067	4,473	44.4%	24.8%	No
43 Elder Road	10,090	4,115	40.8%	24.4%	No
1 Elizabeth Circle	14,500	4,740	32.7%	20.3%	Yes
14 Ellicott Street	15,690	3,768	24.0%	15.8%	Yes
153 Evelyn Road	10,758	3,740	34.8%	21.0%	Yes
32 Fairfield Street	10,500	3,855	36.7%	22.0%	Yes
44 Fay Lane	10,000	3,965	39.6%	23.9%	No

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24 Gary Road	10,000	4,865	48.6%	24.5%	No
1675 Great Plain Ave.	13,090	2,824	21.6%	15.6%	Yes
980 Greendale Ave.	12,125	4,291	35.4%	20.0%	Yes
98 Grosvenor Road	9,825	3,726	37.9%	23.4%	Yes
30 Harvard Circle	10,001	3,178	31.8%	21.3%	Close Yes
66 Highgate Street	12,245	3,442	28.1%	19.0%	Yes
74 Hillcrest Road	6,229	3,245	52.1%	27.6%	No
40 Hillside Ave.	19,400	3,965	20.4%	12.0%	Yes
94 Jarvis Circle	11,789	3,652	31.0%	21.4%	Yes
66 Laurel Drive	8,070	3,489	43.2%	25.0%	No
33 Lee Road	10,000	3,197	32.0%	24.9%	Yes
21 Lexington Ave.	7,721	2,830	36.7%	22.1%	Yes
96 Manning Street	8,050	3,888	48.3%	30.1%	No
176 Marked Tree Rd.	18,686	4,066	21.8%	14.3%	Yes
38 Mayflower Road	13,760	5,017	32.3%	20.8%	Yes

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Address	Lot Size From Plat Plan	1st and 2nd Floor Living Space	FAR	Lot Coverage	Complies v with Proposed Standards
10 Melrose Ave.	7,193	3,002	41.7%	20.7%	No
43 Norfolk Street	10,007	3,586	35.8%	24.8%	Yes
36 Park Avenue	13,968	3,430	24.6%	19.8%	Yes
19 Pheasant Road	15,557	4,072	26.2%	15.0%	Yes
52 Pilgrim Road	11,101	3,570	32.2%	22.5%	Yes
28 Pine Grove Street	11,500	3,926	34.1%	22.8%	Yes
55 Pond Street	10,807	4,124	38.2%	24.2%	No
28 Robinwood Ave.	21,900	3,286	15.0%	9.5%	Yes
50 Robinwood Ave.	20,000	3,388	16.9%	11.3%	Yes
30 Taylor Street	30,555	4,299	14.1%	8.0%	Yes
164 Thornton Road	7,488	3,232	43.2%	25.0%	No
23 Tolman Street	12,300	3,640	29.6%	19.0%	Yes
57 Upland Road	9,086	3,139	34.5%	25.0%	Yes
101 Valley Road	10,013	2,984	29.8%	18.0%	Yes
54 Whitman Road	43,561	3,762	8.6%	8.3%	Yes

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Address	Lot Size From Plat Plan	1st and 2nd Floor Living Space	FAR	Lot Coverage	Complies v with Proposed Standards
161 Winding River Rd.	64,300	6,773	10.5%	6.7%	Yes
65 Yale Road	13,189	3,748	28.4%	18.0%	Yes