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To: Helen Donaldson
Date: 8/28/2012 4:43 PM
Subject: 433 Fore Street

One Solution is not allowing me to input my comments. So I revert to e-mail...

433 Fore Street - 032-I-040
#2012-558 - B-3 Zone with PAD Overlay (not in Historic District)
8/28/2012

This current parking surface lot is proposed to be turned into a 7 story, hotel with 124 guest rooms and retail on the first floor. The property is located in a B-3 Zone with a Pedestrian Activities Overlay (PAD) zone and although the proposed building is not *in* the Historic District, it is within 100' of a Historic District.

The plans are preliminary at this time with no full dimensioned elevations. According to the Height Overlay Map, the maximum building height is 85' with a requirement of 65' maximum street wall height. The submitted elevations at this time are not sufficient enough to determine complete compliance. Certainly the effort of a step-back is being shown. I await further information and scaleable elevations.

Parking for the hotel is 1 pkg space per each 4 guest rooms or a requirement of 31 pkg spaces. However, the project is showing to be 79,200 sq. ft. in size which allows the Planning Board to determine the required number of parking spaces. What ever the final number of required spaces, there is a parking garage under the same ownership adjacent to the property that has the ability to handle the parking requirements.

Section 14-220(c) - Street wall build-to requirement is a maximum of 5'. The first floor shows a maximum setback of 16' at the farthest point along Fore Street. There is no definition of the terminology for "street wall build-to line". The rest of the building is overhanging 3.7' from the property line along Fore Street. I determined that the proposed structure is meeting this requirement.

The B-3 zone has a maximum noise requirement. All HVAC units will need separate permits and will be required to submit information on the dBAs produced by any noise making units.

Separate permits are required for any new signage.

I am awaiting more complete plans before I can finalize my zoning analysis and approval.

Marge Schmuckal
Zoning Administrator