

Compliance with Applicable Zoning

A copy of the Conditional Rezoning Agreement has been attached as Appendix A and is referred to along with the R4 Zoning in the evaluation of the the proposed project's compliance with the applicable zoning for this site.

Permitted uses:

- a. All uses in the R-4 Zone
- b. Professional offices, including computer software programming and marketing, and excluding personal services, retail services and veterinarians subject to the following limitations:
 1. Professional offices shall be located on the first floor of the Parish House and shall occupy no more than 2,800 SF of floor area
 2. The total number of individuals working in the professional offices shall not exceed fourteen (14) non-resident employees regularly scheduled to occupy the premises at any one time.
 3. The business utilizing the office space shall be a single tenant office user owned by or affiliated with the owner of the building complex
 4. The office use shall not generate frequent daily visitation by clients customers, or the general public.
 5. The owner or operator of the business shall secure and provide to its employees one (1) off street parking space for each employee who commutes to the office by his or her automobile.

This submission includes an office use on the first floor of the Parish House that occupies approximately 2,500 SF of floor area.

The underlying dimensional requirements for the underlying R4 Zone apply but for the following modifications as per the Conditional Rezoning Agreement. These individual requirements are listed below along with the established compliance to those requirements in this submittal.

- a. Minimum Lot Size for places of assembly and professional office uses combined 17,500 SF. The lot size of the subject property is 17,998SF and is documented as such on the attached existing site survey.
- b. Minimum Yard Dimensions
 1. Front yard: 3 feet. **The existing Front yard of Parish House is 4'-0", the Sanctuary is 6'-10" at Thomas Street and 6'-9" at Carroll St.**
 2. Rear Yard: 3 feet. **The existing structure of Sanctuary is 2'-9" and at the existing structure at the rear of the Parish House is 3'-9".**
 3. Side Yard: 4 feet. **The side of the existing Parish House structure at the side yard is 5'-0".**
 4. Side Yard on Side Streets: 8 feet.
- c. Maximum Lot Coverage: 90%. **The existing footprint of the structures on the property is approximately 12,000 SF providing a lot coverage of 67%.**
- d. Maximum Structure height (Sanctuary): 37 feet. **The existing height of the Sanctuary is approximately 37 feet.**
- e. Maximum Structure height (Parish House): 47 feet. **The existing height of the Parish House is approximately 47 feet.**
- f. Maximum Structure height (Bell Tower): 70 feet. **The existing height of the Bell Tower is approximately 70 feet.**
- g. Maximum Floor Area for Places of Assembly: 6,000SF. **This submission does not include any provision or consideration for the use of the Sanctuary as a Community Hall at this time.**

- h. Residential dwellings within the existing structures shall be governed by the provisions of Section 14-103(a)(2) of the underlying R-4 Zone. Density calculations for residential use shall be based on the lot size of the parcel without land area deductions for other non-residential uses on the site. The owner of the property is proposing 5 residential dwelling units within the existing structure of the Parish House. **The R-4 Zone requires a minimum lot area of 3,000SF per unit. And a minimum floor area of 700SF per unit. The proposal of 5 units requires 15,000SF of land area. As noted in previous sections of this submittal the existing land area of the site is 17,998 SF. The smallest unit of the 5 proposed is approximately 1,100 SF.**

The Conditional Rezoning Agreement prohibits the increase in volume or footprint of either the Parish House or the Sanctuary. **The submission includes the renovation of the existing portico connector between the Parish House and the transept of the Sanctuary as the main entrance to the residences in the Parish House. These modifications will not increase the footprint or the volume of the primary structures on the property.**

As noted in other sections of this submission, the Conditional Rezoning Agreement included a Rehabilitation Schedule (Exhibit B of the attached Appendix A). **That work has commenced and is underway as noted. The owner does not intend to seek a certificate of occupancy for the office use in the Parish House until all of the work on the Rehabilitation Schedule has been completed.**

In addition to the requirements above, the submission for 5 residential dwelling units is considered a sub-division, which is conditionally allowable in the R4 Zone. Conditionally allowable uses shall be presented to the Zoning Board of Appeals. The subdivision will also ultimately require a recording plat be submitted for the completed residential dwelling units.

On site parking for the residential use is not required because of the historic designation of the property, however a preliminary site plan has been submitted indicating parking for up to four (4) vehicles on site. The exterior site plan and courtyard design are presently being reviewed with Historic Preservation staff and will be submitted for review by Historic Preservation Board shortly.