Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/31/17

Applicant: Portland Hotels, Inc. **Date:**
Address: 1210 BRIGHTON AV **CBL:** 265 A001001
Permit 2014-220

	Required	Proposed	Notes	Meets Req.
Lot Size	10,000	125,888	not including Denny's	Yes
Area Dwelling Unit				
Min Street Frontage	60 ft.	44.8 ft.	171.21 including Denny's (otherwise existing non-conformity)	Yes
Front Yard Min	20 ft.	> 104.7 ft.		Yes
Front Yard Max				
Rear Yard	20 ft.	37.12 ft.		Yes
Yard Right	12 ft.	183.8 ft.		Yes
Yard Left	12 ft.	73.53 ft.		Yes
Side Street Setback				
Accessory Setback	7 ft.			Yes
Max Lot Coverage				
Min Lot Width	60 ft.		at narrowest part of lot where building is located	Yes
Max Height	65 ft.	55' 1" to top of highest parapet		Yes
PRUD Standard				
Max Impervious Area	80%	66.3%	including Denny's	Yes
Pavement Setback				
Floor Area Ratio	.65	.39	including Denny's	Yes
Off Street Parking	1/4 rooms (hotel)	113	need parking study documentation	Yes
Loading Bays				
Other				