Staff Presentation
Item No. 3c
Alternative Setback Determination
PA2012-015

Planning Commission Meeting

March 8, 2012

211 Orchid Avenue
Alternative Setback Determination

Vicinity Map

Site Photos

Photo 1: Subject property

Photo 2: View along Orchid Ave.

Photo 3: View toward Ocean Blvd.

Photo 4: Side adjacent to 3528 Ocean Blvd.

Setbacks

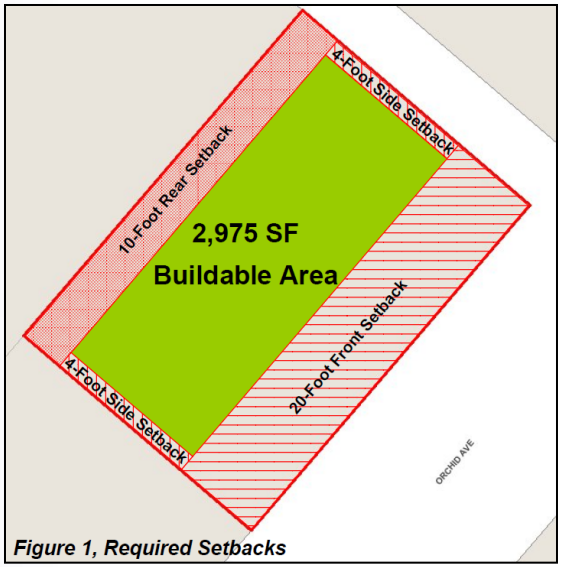

Figure 1, Required Setbacks

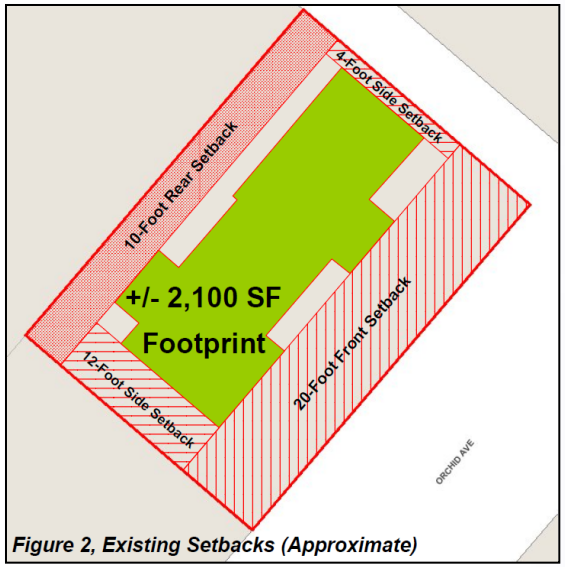

Figure 2, Existing Setbacks (Approximate)

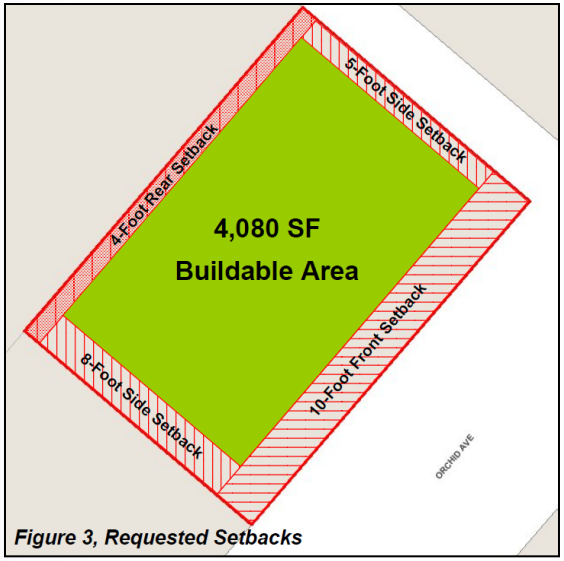

Figure 3, Requested Setbacks

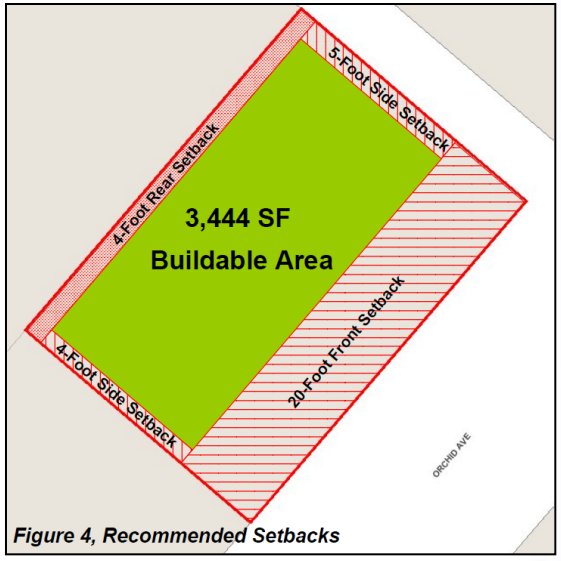

Figure 4, Recommended Setbacks

PA2011-149 (SA2011-017)

Recommendation

Approve recommended alternative setbacks:

Front – 20 feet (adjacent to Orchid Avenue)
Side – 4 feet (adjacent to 3528 Ocean Boulevard)
Side - 5 feet (adjacent to alley)
Rear – 4 feet (opposite Orchid Avenue)

FAR Comparison

211 Orchid Avenue (Subject Property	Lot Size (SF)	Buildable Area (SF)	Max Floor Area (SF)	Floor Area Ratio	Setbacks % of Lot Area
Required Setbacks: F-20, S–4, Alley S-4, R-10	6,045	2,975	4,463	.74	.51
Requested Setbacks: F-10, S-8, Alley S-5, R-4	“	4,080	6,120	1.01	.33
Recommended Setbacks: F-20, S-4, Alley S-5, R-4	“	3,444	5,166	.85	.43
Alternative Setbacks: F-15, S-4, Alley S-5, R-4	“	3,864	5,796	.95	.36
Neighboring Lots					
215 Orchid Ave (30 x118) F-20, S-3, R-5	3,540	2,232	3,348	.95	.37
214 Orchid Ave (45 x 118) F-20, S-4, R-5	5,310	3,441	5,161	.97	.35
216 Orchid Ave (62 x 118)	7,316	5,022	7,533	1.02	
3528 Ocean Blvd (as existing - approx. 65 x 100) F-25, S-4, R-10	6,500	3,705	5,558	.86	.43