

1769 Grand Avenue Variances

Current RM2 Zoning*

Variance Type	Requirement	Proposal	Variance
Lot Size	1,500 SQ FT per unit	866 SQ FT per unit	634 SQ FT per unit
Side Yard Setback	9 FT per side	6 FT per side	3 FT per side
Off-Street Parking Spaces	19 Spaces	12 Spaces	7 Spaces

*As found on the BZA Public Hearing Notification for 1769 Grand Avenue.

Changes Proposed by the RM2 Zoning Study**

Variance Type	Requirement	Proposal	Variance
Lot Size Floor Area Ratio (NO VARIANCE)	1.5 FAR with surface parking	Approx. 1.4 FAR (with surface parking provided)	No Variance
Side Yard Setback (UNCHANGED VARIANCE)	9 FT per side	6 FT per side	3 FT per side
Off-Street Parking Spaces (SMALLER VARIANCE)	14-15 Spaces	12 Spaces	2-3 Spaces

**These potential variances are based on the proposed changes to RM2 Zoning as found in the study. They have NOT been confirmed by DSI staff.

Relevant Excerpt from the RM2 Zoning Study:

Table 66.231. Residential District Dimensional Standards

Zoning District	Lot Size Minimum (per unit)		Building Height Maximum		Yard Setbacks Minimum (feet)		
	Area (sq. feet)(b)	Width (feet)	Stories	Feet	Front	Side	Rear
RL one-family large lot	21,780 (ab)	80	3	30	30 (af)	10	25
R1 one-family	9,600 (ec)	80	3	30 (aj)	30 (af)	10	25
R2 one-family	7,200	60	3	30 (aj)	25 (af)	8 (hg)	25
R3 one-family	6,000	50	3	30 (aj)	25 (af)	6 (hg)	25
R4 one-family	5,000	40	3	30 (aj)	25 (af)	4 (hg)	25
RT1 two-family (a)	3,000 (fd)	25	3	40	25 (af)	9	25
RT2 townhouse (a)	2,000, 500 (e), (fd)	20	3	40	25 (af)	9 (ih)	25
RM1 multiple-family (a)	2,000 (e), (ff)	n/a	3	40	25 (g)	9 (i)	25
RM2 multiple-family (a)	1,500 (e), (ff), (kk)	n/a	5 (k)	50 (k)	25 (g)	9 (i)	25
RM3 multiple-family	800 (e)	n/a	no max.	no max.	25 (g)	9 (i), (ff)	25

Zoning District	Floor Area Ratio (FAR)	Building Height Maximum	Yard Setbacks Minimum (feet)		
	Maximum (e)	Feet	Front	Side	Rear
RM1 multiple-family (a)	0.6 FAR with surface parking	40	25 (f)	9 (h)	25
	1.0 FAR with structured parking				
RM2 multiple-family (a)	1.5 FAR with surface parking	50 (k), (l)	25 (f)	9 (h)	25
	2.5 FAR with structured parking				
RM3 multiple-family	2.0 FAR with surface parking	no maximum	25 (f)	9 (h), (l)	25
	3.0 FAR with structured parking				

n/a—not applicable