

PROPOSED NON-CONFORMING BUSINESS USE BYLAW TEST FIT ANALYSIS

MARCH 10, 2016

Tedeschi's: 588 Randolph Avenue



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LOT SIZE: 28,514 SF

EXISTING BUILDING:
3,952 SINGLE STORY
By Various Special Permits,
Non-Conforming Business Use

PARKING REQUIRED FOR COMMERCIAL:
1 SPACE/250 SF = $3,952/250 = 16$ SPACES

RESIDENCE C ZONE:
SETBACKS REQUIRED:
20' FRONT, 10' SIDE, 30' REAR



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EXISTING CONDITION



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EXISTING CONDITION



Tedeschi's
588 Randolph Avenue

	SF	Open Space Required	Buildable Area	Parking Spaces	Allowed 1 st Floor Square Footage	Existing Square Footage
Lot Size	28,514	9,980	18,534	31	7,723	3,952
Expansion allowed in bylaw	40,000	14,000	26,000	43	10,833	3,952
Maximum build on expanded lot	~7,500 SF of commercial with ~12 residential units and ~48 parking spaces					
40(b)	76					

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SINGLE-STORY COMMERCIAL EXAMPLE

OPEN SPACE REQUIRED: 35% = $28,514 \times 35\% = 9,980$ SF

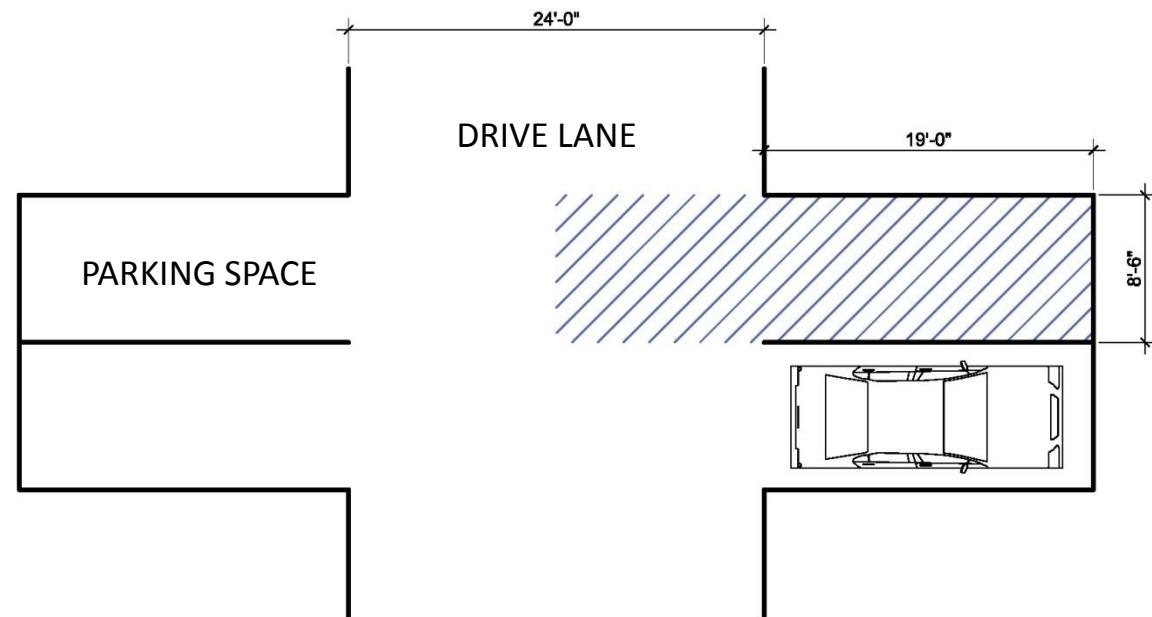
LAND AREA AVAILABLE FOR PARKING AND BUILDING: $28,514$ SF – $9,980$ SF = $18,534$ SF

PARKING: 1 SPACE/250 SF COMMERCIAL
FOR EVERY 250 SF OF COMMERCIAL SPACE,
NEED 350 SF FOR A PARKING SPACE = 600 SF

$18,534$ SF/600 SF = 31 SPACES
 $31 \times 350 = 10,850$ SF FOR PARKING

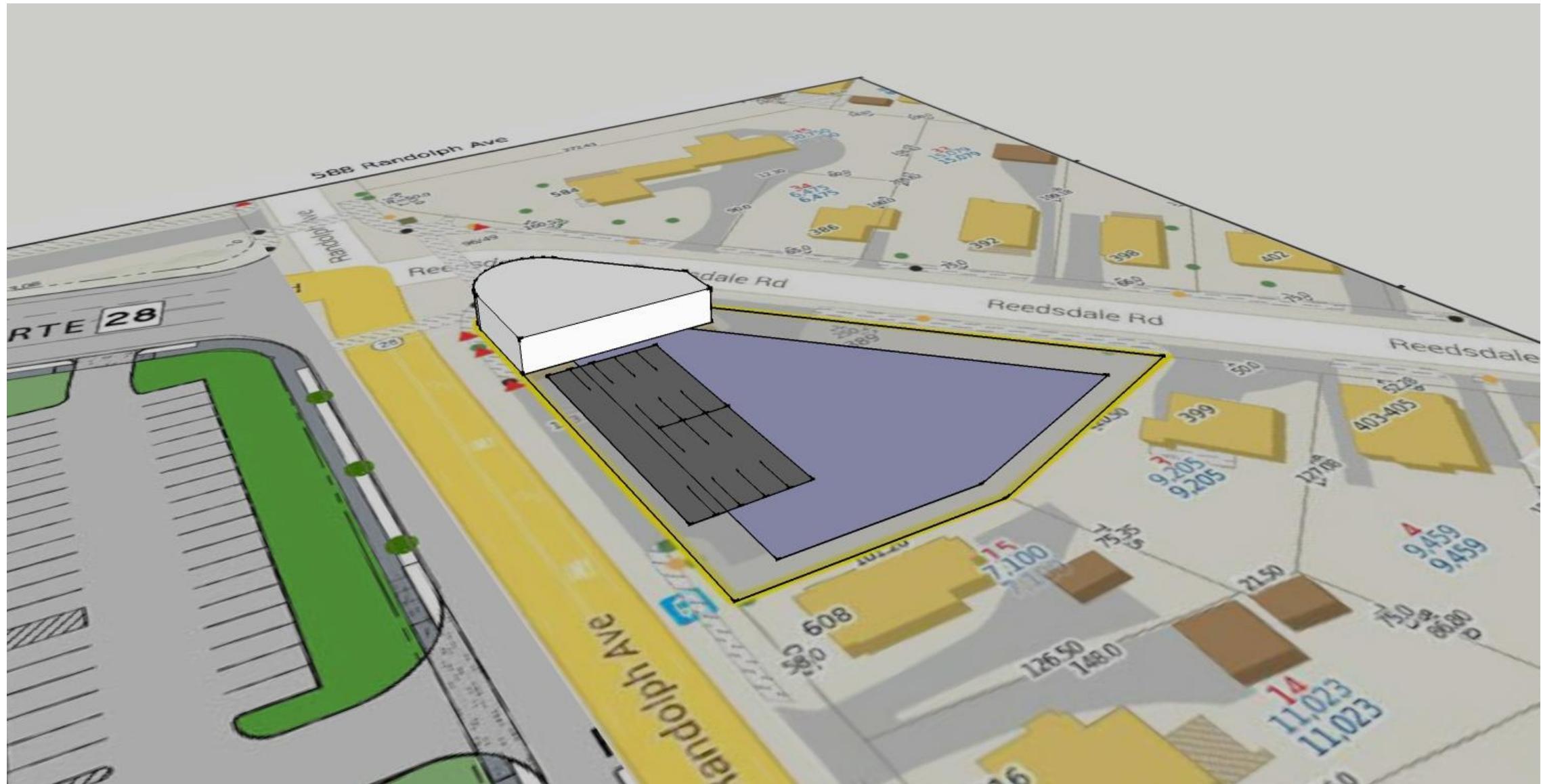
$18,534$ SF – $10,850$ SF = 7,684 SF
FOR BUILDING FOOTPRINT

THIS CAN BE ACCOMMODATED ON THE EXISTING SITE



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EXISTING CONDITION WITH SETBACKS



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SINGLE STORY COMMERCIAL EXPANSION



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LOT SIZE: 28,514 SF

RESIDENTIAL OVER FIRST FLOOR COMMERCIAL:

7,684 SF COMMERCIAL FIRST FLOOR & 31 PARKING SPACES (PER PREVIOUS EXAMPLE)

7,684 SF X 2 FLOORS = 15,368 SF OF RESIDENTIAL

15,368 SF / 1,200 SF AVERAGE 2-BEDROOM UNIT (GROSS AREA) = 12 UNITS (6 PER FLOOR)

12 UNITS X 1.5 SPACES = 18 SPACES

31 SPACES + 18 SPACES = 49 SPACES X 350 SF = 17,150 SF OF AREA REQUIRED FOR PARKING

17,150 SF + 7,684 SF = 24,834 SF

THIS CANNOT BE ACCOMMODATED WITHOUT EXPANSION OF LOT SINCE IT DOES NOT MEET OPEN SPACE REQUIREMENT

LOT CAN BE EXPANDED 3X EXISTING AREA UP TO 40,000 SF

40,000 SF X 35% = 14,000 SF OPEN SPACE REQUIRED

24,834 SF + 14,000 = 38,834 SF LOT AREA REQUIRED TO DO FULL BUILD-OUT ALLOWED UNDER BYLAW

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COMMERCIAL & 2 FLOORS OF RESIDENTIAL - MAXIMUM BUILD WITH LOT EXPANSION

