

VARIANCES REQUESTED

- 1) A VARIANCE FROM SECTION 181-50.H and 181-54.B.(1). TO PERMIT A MAXIMUM BUILDING FOOTPRINT FOR A NONRESIDENTIAL BUILDING OF 52,188 SQUARE FEET IN LIEU OF A MAXIMUM OF 40,000 SQUARE FEET.
- 2) A VARIANCE FROM SECTION 181-51.C.(1)(a) AND FROM 181-69.D TO PERMIT VEHICULAR ACCESS TO SURFACE PARKING FROM STREETS THAT ARE NOT DESIGNATED AS ALLEYS OR SIDE STREETS.
- 3) A VARIANCE FROM SECTION 181-51.C.(1)(c)[1] AND FROM 181-69.E TO PERMIT PARKING AT THE FRONT OF THE BUILDING, PARKING BETWEEN THE BUILDING AND THE STREET, AND PARKING THAT IS SET BACK 0.0 FEET FROM THE LEGAL RIGHT-OF-WAY IN LIEU OF THE 10 FEET REQUIRED.
- 4) A VARIANCE FROM SECTION 181-51.C.(1)(c)[2] TO PERMIT SURFACE PARKING ON CORNER LOTS LOCATED ON COLLECTOR OR ARTERIAL ROADS.
- 5) A VARIANCE FROM SECTION 181-51.C.(1)(c)[3] TO PERMIT OFF-STREET SURFACE PARKING THAT EXTENDS 152.0 FEET IN LIEU OF THE PERMITTED 70 FEET.
- 6) A VARIANCE FROM SECTION 181-54.B.(3)(b)[1] TO PERMIT THE GROUND-FLOOR FRONT FACADES OF THE BUILDING VISIBLE FROM THE PEDESTRIAN VIEW TO CONSIST OF LESS THAN A MINIMUM OF SIXTY-PERCENT WINDOW AREA AND TO NOT PROVIDE VIEWS THROUGH THESE WINDOWS INTO THE BUSINESS AND/OR PRODUCT DISPLAY WINDOWS.
- 7) A VARIANCE FROM SECTION 181-54.B.(4) TO PERMIT A ROOF WITHOUT THE PERMITTED MINIMUM 4:12 AND MAXIMUM 12:12 PITCHED ROOF.
- 8) A VARIANCE FROM SECTION 181-54.B.(7)(b) TO PERMIT A MASSING OF FAÇADE THAT EXCEEDS 50 FEET.
- 9) A VARIANCE FROM SECTION 181-54.B.(7)(c) TO PERMIT A NONRESIDENTIAL BUILDING THAT DOES NOT HAVE AT LEAST A THREE-TO FIVE-FOOT BREAK IN DEPTH IN ALL STREET FACADES FOR EVERY 50 FEET OF CONTINUOUS FAÇADE.
- 10) A VARIANCE FROM SECTION 181-50.C TO PERMIT THE PROPOSED BUILDING TO BE LOCATED MORE THAN 10 FEET FROM THE REQUIRED BUILD TO LINE
- 11) A VARIANCE FROM SECTION 181-54.A.(1) TO PERMIT STREET FRONTAGES WITHOUT THE REQUIRED SIDEWALK.
- 12) A DETERMINATION THAT THE FRONT FAÇADE OF THE BUILDING, WITH AN EVERYDAY PUBLIC ENTRANCE, IS ORIENTED TOWARDS A COMMERCIAL STREET, OR A VARIANCE IN THE ALTERNATIVE FROM SECTION 181-54.B.(2)(a) TO PERMIT THE FRONT FAÇADE OF THE BUILDING TO FACE A NONCOMMERCIAL STREET.
- 13) A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(5) TO PERMIT NEW INFILL DEVELOPMENT THAT DOES NOT GENERALLY EMPLOY THE BUILDING TYPES THAT ARE COMPATIBLE TO THE HISTORIC ARCHITECTURE OF THE AREA IN THEIR MASSING AND EXTERNAL TREATMENT.
- 14) A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(6)(a) TO PERMIT NEW INFILL DEVELOPMENT THAT DOES NOT RETAIN THE HISTORIC ARCHITECTURAL RHYTHM OF BUILDING OPENINGS ON THE SAME BLOCK.
- 15) A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(6)(b) TO PERMIT NEW INFILL DEVELOPMENT THAT DOES NOT MAINTAIN THE HORIZONTAL RHYTHM OF THE BOROUGH'S COMMERCIAL FACADES.
- 16) A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(7)(a) TO PERMIT A BUILDING THAT IS NOT SIMILAR IN HEIGHT AND SIZE OR ARTICULATED AND SUBDIVIDED INTO MASSING

THAT IS MORE OR LESS PROPORTIONAL TO ADJACENT STRUCTURES AND MAINTAINS THE EXISTING ARCHITECTURAL RHYTHM.

- 17) A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(9) TO PERMIT FAÇADE ARTICULATION, FENESTRATION AND MASSING THAT DOES NOT MATCH PROPORTIONS OF THE SELECTED STYLE OR THAT DOES NOT FOLLOW CLASSIC PROPORTIONING SYSTEMS SUCH AS THE GOLDEN MEAN.