

ZONING TABLE				
ZONE: NCR - NEIGHBORHOOD COMMERCIAL RESIDENTIAL DISTRICT				
ITEM	PERMITTED	PROPOSED LOT 1	PROPOSED LOT 2	ORDINANCE SECTION
Use	Apartment Building **			
District Regulations				
Min. Lot Size	15,000 SF	25,731 SF	3,057 SF (V)	181-50.A
Min. Lot Width	50 FT	149.2 FT	24.3 FT (V)	181-50.B
Min./Max. Build-to-Line	0 FT / 10 FT	0.1 FT	0 FT	181-50.C
Min. Side Yard Setback	10 FT Between Buildings / (5 FT Per Building)	10 FT	10 FT	181-50.D
Min. Rear Yard Setback	15 FT	N/A	N/A	181-50.E(1)
Min. Rear Yard Setback (Abutting Residential Zone)	25 FT (C-1 District)	N/A	N/A	181-50.E(2)
Max. Impervious Coverage	100%	98.5%	63.2%	181-50.F
Min. New Building Stories	2 ST	4 ST	N/A	181-50.G(1)
Max. Building Height	50 FT / 4 ST	< 50 FT / 4 ST	< 50 FT / 2.5 ST	181-50.G(2)
Min. Lot Area Per Dwelling Unit	See Lot Area Table (V)			181-50.I
Min. Commercial Floor-to-Ceiling Height	11 FT	11 FT	< 11 FT ***	181-50.J(1)
Min. Commercial Floor Ratio	20%	15.89%(V)	54.5%	181-50.J(2)
Max. Building Footprint (Apartment Buildings)	40,000 SF	22,459 SF	917 SF	181-54.B(1)
Min. Street Frontage Sidewalk Width	8 FT	4.0 FT (V)	9 FT	181-54.A(1)
Min. Percent of First-Floor Frontage Along Roads Other Than York Road Maintained As Walk-In Retail and Service Uses	100%	N/A		181-79.C
Min. Off-Street Parking	See Parking Table (V)			181-80
(V) Variance Required				
** Conditional Use; *** Existing Non-Conformity				

IMPERVIOUS COVERAGE CALCULATIONS		
Existing Impervious Coverage		
Existing Building	6,679	0.153
Existing Asphalt Driveway & Curb	14,902	0.342
Existing Concrete Sidewalk	1,712	0.039
Existing Stone/Brick/Conc. Walls	450	0.010
Total Existing Impervious	23,743	0.545
Existing Impervious Coverage	82.5%	
Proposed Lot 1 Impervious Coverage		
Existing Concrete Sidewalk	705	0.016
Proposed Asphalt	1,167	0.027
Proposed Concrete Sidewalk	778	0.018
Proposed Building	22,684	0.521
Total Proposed Impervious	25,334	0.582
Proposed Impervious Coverage	98.5%	
Proposed Lot 2 Impervious Coverage		
Existing Building To Remain	1,417	0.033
Existing Concrete Sidewalk To Remain	514	0.012
Total Proposed Impervious	1,931	0.044
Proposed Impervious Coverage	63.2%	

PARKING CALCULATIONS				
USE	REQUIREMENT	UNITS	EMPLOYEES	REQUIRED
PROPOSED LOT 1				
Apartments	1.5 Space per Unit*	45	N/A	68
Business or Professional Office	1 Space Per 750 GFA	3,434	N/A	5
Total Parking Required				73
Total Parking Provided				51
PROPOSED LOT 2				
Apartments	1.5 Space per Unit*	3	N/A	5
Service Shop	1 Space Per 300 GFA (After The First 450 GFA) + 1 Per Employee (On Largest Shift)	500	2	2
Total Parking Required				7

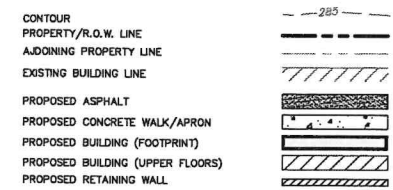
LOT CONSOLIDATION CALCULATIONS			
Tax Parcel (TP)	Gross Lot Area (SF)	Less Legal R.O.W. (SF)	Net Lot Area (SF)
10-00-05524-00-1	8,313	1,220	7,093
10-00-05520-00-5	14,450	340	14,110
10-00-05515-00-9	9,138	1,552	7,586
TOTAL	31,901	3,112	28,789

LOT CHANGE CALCULATIONS			
PROPOSED			
	Gross Lot Area (SF)	Legal R.O.W. (SF)	Net Lot Area (SF)
Proposed Lot 1	28,237	2,505	25,732
Proposed Lot 2	3,664	607	3,057
Total	31,901	3,112	28,789

LOT AREA CALCULATIONS				
	Unit Count	Lot Area Per Unit	Required	Provided
Proposed Lot 1	45	1,500 SF For First Unit With Additional 1,200 SF for Each Additional Unit	54,300	25,732
Proposed Lot 2	3	1,500 SF For First Unit With Additional 1,200 SF for Each Additional Unit	3,900	3,057

FLOOR AREA CALCS	
Proposed Lot 1	
1st Floor	21,544
2nd Floor	15,989
3rd Floor	15,989
4th Floor	15,989
Proposed Lot 2	
1st Floor	1,417
2nd Floor	917

LEGEND



- NOTES:
- THIS PLAN IS BASED ON A PLAN TITLED "ALTA/NPS LAND TITLE SURVEY 459-471 OLD YORK ROAD LLC" PREPARED BY BLUE MARSH ASSOCIATES, INC. DATED FEBRUARY 11, 2022.
 - SUBJECT PROPERTY AND SURROUNDING PROPERTIES WITHIN 100 FEET ARE WITHIN C-1 RESIDENTIAL DISTRICT AND NRC NEIGHBORHOOD RESIDENTIAL DISTRICT.
 - THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MONTGOMERY COUNTY, MAP NO. 42091C03820, PANEL 382 OF 451, BEARING AN EFFECTIVE DATE OF MARCH 02, 2016.
 - THE PROPOSED BUILDING FOOTPRINT IS 22,549 SF FOR THE MAIN FLOOR. THE OTHER FLOORS WILL HAVE A FOOTPRINT OF 15,867 SF. BUILDINGS SHOWN ON THIS PLAN ARE CONCEPTUAL AND MAY BE REFINED DURING THE BUILDING PERMIT PROCESS.
 - NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
 - THE PROPOSED PROJECT WILL BE SERVED BY PUBLIC UTILITIES.
 - REFUSE AREAS ARE PROPOSED TO BE LOCATED WITHIN THE BUILDING.
 - ALL ROOFTOP MECHANICALS AND OTHER APPURTENANCES WILL BE SCREENED FROM VIEW AT THE GROUND LEVEL.
 - THE PROPOSED DRIVEWAY SHALL CONTINUE THE SIDEWALK PATTERN ACROSS THE DRIVEWAYS AS REQUIRED BY SECTION 181-54.A.3.
 - THE MAXIMUM HEIGHT OF ALL RETAINING WALLS WILL NOT EXCEED FOUR FEET IN HEIGHT.

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ENGINEERING

REVISIONS		Description	
Date	Revised	By	For
2023-02-15	1	REVISOR	REVISED PER ZONING REVIEW
2023-04-27	2	REVISOR	REVISED PER BUILDING FOOTPRINT
2023-05-24	3	REVISOR	REVISED PER BUILDING FOOTPRINT
2023-06-27	4	REVISOR	REVISED PER BUILDING FOOTPRINT

CALL TO ACTION: 1. WORKING DRAFT FOR REVIEW ONLY. 2. WORKING DRAFT FOR REVIEW ONLY. 3. WORKING DRAFT FOR REVIEW ONLY. 4. WORKING DRAFT FOR REVIEW ONLY. 5. WORKING DRAFT FOR REVIEW ONLY. 6. WORKING DRAFT FOR REVIEW ONLY. 7. WORKING DRAFT FOR REVIEW ONLY. 8. WORKING DRAFT FOR REVIEW ONLY. 9. WORKING DRAFT FOR REVIEW ONLY. 10. WORKING DRAFT FOR REVIEW ONLY. 11. WORKING DRAFT FOR REVIEW ONLY. 12. WORKING DRAFT FOR REVIEW ONLY. 13. WORKING DRAFT FOR REVIEW ONLY. 14. WORKING DRAFT FOR REVIEW ONLY. 15. WORKING DRAFT FOR REVIEW ONLY. 16. WORKING DRAFT FOR REVIEW ONLY. 17. WORKING DRAFT FOR REVIEW ONLY. 18. WORKING DRAFT FOR REVIEW ONLY. 19. WORKING DRAFT FOR REVIEW ONLY. 20. WORKING DRAFT FOR REVIEW ONLY. 21. WORKING DRAFT FOR REVIEW ONLY. 22. WORKING DRAFT FOR REVIEW ONLY. 23. WORKING DRAFT FOR REVIEW ONLY. 24. WORKING DRAFT FOR REVIEW ONLY. 25. WORKING DRAFT FOR REVIEW ONLY. 26. WORKING DRAFT FOR REVIEW ONLY. 27. WORKING DRAFT FOR REVIEW ONLY. 28. WORKING DRAFT FOR REVIEW ONLY. 29. 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