

APPROVED VARIANCES FOR 6790 MAIN STREET (PER TOWN OF AMHERST ZBA RESOLUTION DATED 8/15/2017)

1. THE FRONT YARD SETBACK OF THE MIXED USE BUILDING ON MAIN STREET = 23.5' (30.0' REQUIRED); ON TENNYSON = 15.0' (30.0' REQUIRED)
  2. THE FRONT YARD BUILDING SETBACK FROM THE CENTERLINE OF MAIN STREET = 73.0' (115.0' REQUIRED)
  3. THE BUILDING SETBACK FROM THE CLOSEST ZONED R3 PROPERTY = 100.24' (2 STORY BUILDING) (132.0' REQUIRED)
  4. THE BUILDING SETBACK FROM THE CLOSEST ZONED R3 PROPERTY = 150.73' (3 STORY BUILDING) (150.0' REQUIRED)
  5. DRIVEWAY CONNECTION ON TENNYSON TERRACE
- CONDITIONS:  
A. REAR YARD PAVEMENT SETBACK = 90' MINIMUM  
B. NO BUILDINGS IN THE 90' REAR YARD PAVEMENT SETBACK  
C. LANDSCAPING IN FRONT OF THE BUILDING WITH INPUT FROM THE TOWN'S LANDSCAPE ARCHITECT  
D. 3 STORY BUILDING HEIGHT MAX PEAK HEIGHT = 44' WITH 150' SETBACK FROM THE CLOSEST ZONED R3 PROPERTY  
E. LIGHTING LEVELS SHALL = 0 FOOTCANDLES ON ADJOINING R-3 & MFR-5 PROPERTIES

SITE DATA TABLE - 6770 & 6790 MAIN STREET:

ZONING CLASSIFICATIONS:	
6770 MAIN STREET:	GENERAL BUSINESS (GB) & RESIDENTIAL DISTRICT THREE (R-3)
6790 MAIN STREET:	GENERAL BUSINESS (GB) & MULTI-FAMILY RESIDENTIAL DISTRICT (MFR-5)
SITE ACREAGE:	
6770 MAIN STREET:	0.60 ACRES
6790 MAIN STREET:	2.00 ACRES
EXISTING PROJECT UNDER CONSTRUCTION (6790 MAIN STREET); 2-STORY & 3-STORY MIXED USE BUILDING (29,665 TOTAL SF)	
1ST FLOOR: OFFICE: 11,855 SF GROSS FLOOR AREA (MAX. SQ. FT ALLOWED)	
1ST FLOOR OFFICE: 11,855 SF x 0.75 = 8,892 SF NET AREA	
2ND FLOOR APARTMENTS: 8 UNITS (11,712 SF)	
3RD FLOOR APARTMENTS: 4 UNITS (6,098 SF)	
PROPOSED PROJECT (6770 MAIN STREET); 3-STORY MIXED USE BUILDING (20,745 TOTAL SF)	
1ST FLOOR: OFFICE: 6,915 SF GROSS FLOOR AREA (MAX. SQ. FT ALLOWED)	
1ST FLOOR OFFICE: 6,915 SF x 0.75 = 5,186 SF NET AREA	
2ND FLOOR APARTMENTS: 6 UNITS (6,915 SF)	
3RD FLOOR APARTMENTS: 6 UNITS (6,915 SF)	

BUILDING SETBACKS:

6770 MAIN STREET:	
FRONT YARD (MAIN STREET):	115 FEET FROM CENTER OF RIGHT-OF-WAY OF MAIN STREET (REQUIRED) 30 FEET FROM PROPERTY LINE (REQUIRED) 65.76 FEET FROM CENTER OF RIGHT-OF-WAY OF MAIN STREET (PROVIDED) 17.17 FEET FROM PROPERTY LINE (PROVIDED)
FRONT YARD (CAESAR BLVD.):	30 FEET FROM PROPERTY LINE (REQUIRED) 20.0 FEET FROM PROPERTY LINE (PROVIDED)
REAR YARD:	132 FEET TO R-3 ZONING BOUNDARY (3 FEET FOR EVERY 1 FOOT OF BUILDING HEIGHT WITH 44-FOOT TALL BUILDING) (REQUIRED) 56.25 FEET (PROVIDED)

PARKING SETBACKS:

6770 MAIN STREET:	
FRONT YARD (MAIN STREET):	10 FEET (REQUIRED) 136.38 FEET (PROVIDED)
FRONT YARD (CAESAR BLVD.):	10 FEET (REQUIRED) 17.41 FEET (PROVIDED)
REAR YARD:	15 FEET (REQUIRED) 16.49 FEET (PROVIDED)

PARKING:

CALCULATION FOR REQUIRED NUMBER OF PARKING SPACES:

PARKING REQUIRED:  
RETAIL: 5.5 PER 1,000 SF OF NET FLOOR AREA: 14,078 SF/1000 x 5.5 = 78 SPACES  
APARTMENTS: 2 PER DWELLING UNIT: 24 UNITS x 2 = 48 SPACES  
TOTAL PARKING REQUIRED = 126 SPACES

PARKING PROVIDED:  
WITHIN MFR-5 ZONING: 37 SPACES  
WITHIN GB ZONING: 55 INCLUDING 6 HC ACCESSIBLE SPACES  
WITHIN R-3 ZONING: 14 SPACES (13.2% OF REQUIRED PARKING SPACES)  
TOTAL PARKING PROVIDED: 106 INCLUDING 6 HC ACCESSIBLE SPACES

GREENSPACE:  
INTERIOR GREENSPACE REQUIRED: 5%  
INTERIOR GREENSPACE PROVIDED: 2,949 SF / 43,029 SF = 6.9%

SITE PLAN DETAIL LEGEND

- 1 STANDARD DUTY ASPHALT - SEE DETAIL D1/C501
- 2 CONCRETE CURB - SEE DETAIL C1/C501
- 3 CONCRETE SIDEWALK - SEE DETAIL B1/C501
- 4 ACCESSIBLE CURB RAMP - SEE DETAIL A1/C501
- 5 ACCESSIBLE SIGNS & MARKINGS - SEE DETAIL D2/C501
- 6 SIGN POST - SEE DETAIL C2/C501
- 7 LIGHT POLE FOUNDATION - SEE DETAIL A2/C501
- 8 DUMPSTER ENCLOSURE - SEE DETAIL A3/C501
- 9 "NO RIGHT TURN" SIGN - SEE DETAIL B3/C501
- 10 BOARD FENCE - SEE DETAIL C3/C501

SITE PLAN SHEET KEYNOTES

- 1 4" TOPSOIL & SEED IF NO PLANTINGS-SEE LANDSCAPING PLAN
- 2 MATCH EXISTING CURB OR RUN OUT IN 2'-0"
- 3 4" WIDE PAINTED YELLOW PAVEMENT STRIPES
- 4 INSTALL 6' LONG RECYCLED RUBBER PARKING BUMPER, "PARK IT" BY GNR TECHNOLOGIES OR EQUAL
- 5 MATCH EXISTING FENCE TYPE & EXTEND AROUND NEW CONCRETE. MOVE GATE UP SO IT IS FLUSH WITH THE FRONT OF THE GARAGES.

SITE PLAN PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED SIGN
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED CURB
- NUMBER OF PARKING SPACES
- DOOR LOCATION
- E.P. EDGE OF PAVEMENT
- LIGHTING FIXTURES
- SAW CUT LINE
- DETECTABLE WARNING SURFACE
- ZONING LINE & ZONING CLASSIFICATION

