

WAIVER REQUEST- Town of Reading Bylaws

Waiver Request- The proposed development plans reflect an attempt to minimize the number of waivers requested. In addition some existing non-conforming features of the existing structures on site are reduced or eliminated. Attached please find a preliminary table of the waivers necessary to permit the proposed construction.

WAIVERS FROM LOCAL BYLAWS		
LOCAL REGULATION	REQUIREMENT	REQUEST
1. Use Regulations. Table of Principal Uses (5.3.1)	Apartments not allowed in the S-15 Zone	Request Board of Appeals grant Waiver to allow multi-family dwellings (existing structures on site are non-conforming industrial and commercial uses)
2. Table of Dimension Controls. Apartments. Lot Size (6.3)	100,000 square feet	Request Board of Appeals grant Waiver to allow multi-family dwellings on +/- 42,658 sf lot
3. Table of Dimension Controls. Apartments. Max Building Height (6.3)	35'	Request Board of Appeals grant Waiver to allow height maximum height at parapet of 49.4' (4 stories) and maximum height at all other areas building of 46.10'
4. Off-Street Parking and Loading and Unloading Requirements. Apartment: (9.1.1.7)	1.5 spaces per unit	Request Board of Appeals grant Waiver to allow 1.25 spaces per unit (85 total)
5. Off-Street Parking and Loading and Unloading Requirements. Design: (9.1.2.2)	Off-street surface parking space shall be not less than nine (9) feet in width and eighteen (18) feet in length	Request Board of Appeals grant Waiver to allow 25 compact spaces of 8.5' x 16'
6. Off-Street Parking Design Drive Aisle (9.1.2.2)	Twenty-six (26) foot aisle widths	Proposed 24' aisle widths for 2 way sections and 18-21.2 for 1 way sections
7. Off-Street Loading and Unloading Requirements. Apartment: (9.1.1.7)	1 space for every 20 units	Request Board of Appeals grant Waiver to a) allow no off-street loading spaces or b) Waiver to allow one 12'x30' loading space in front of the building or c) Waiver to allow one 17x30 loading space on the Lincoln St side of the building or d) Waiver to allow three 9'x44' loading spaces in the building to be dual used with 6 9'x22' parking spaces)
8. Site Plan Review (4.6)		Request waiver from any separate site plan approval under 4.6
9. Table of Dimension Controls. Apartments. Maximum Lot Coverage (6.3)	25%	Request Board of Appeals grant Waiver to allow 57% Lot Coverage
10. Table of Dimension Controls. Apartments. Front Setback (6.3)	20'	Request Board of Appeals grant Waiver to allow 5.8' front setback (existing front setback is .4')
11. Table of Dimension Controls. Apartments. Rear Setback (6.3)	20'	Request Board of Appeals grant Waiver to allow 12.2' rear setback (existing rear setback is 0')
12. On September 17, 1984, the Board of Public Works (now the Board of Selectmen) adopted the following policy concerning access to public ways: The Department of Public Works may issue permits for motor vehicles access and exits onto public ways and / or across sidewalks as specified in the Town By-Law Article XIV, Section 6	A dual direction parking lot access shall not exceed 30 feet in width	Request Lincoln St. access to include both a) 24' drive aisle to access dual direction parking lot and b) up to 17' loading zone