

MIXED-USE DATA FORM

NAME: 616 S. B St., Nazareth Vista SPAR + SPDA +Tent. Parcel Map	PA: PA22-037	ADDRESS: 616 S. B Street		
LOT AREA: 27,921 sq. ft. (0.64 acres)	ZONING: C1-3/R5 LAND USE: Neighborhood Commercial/ High Density Multi- Family	APNs: 034194030, 034194140		
	PROPOSED	MAXIMUM ALLOWED		
FLOOR AREA Commercial: Residential: Ground Level Garage: TOTAL:	9,199 sq. ft. 64,257 sq. ft. 10,676 sq. ft. 84,132 sq. ft.	83,763 sq. ft.		
F.A.R.:	3.01 ¹	3.0		
RESIDENTIAL DENSITY: Base Density Density Bonus TOTAL	50 units/acre 50% of the Base Density 75 units/acre	50 units/acre 50% of the Base Density 75 units/ acre		
RESIDENTIAL UNITS: Base Density Density Bonus TOTAL	32 16 48	32 16 48		
RESIDENTIAL UNIT MIX: 1 Bedroom 2 Bedrooms 3 Bedrooms	35 units 12 units 1 unit	- - -		
BLDG. HEIGHT:	54' - 5"	55' - 0"		
STORIES	5	-		
	PROPOSED	MINIMUM REQUIRED:		
SETBACKS: S. B Street: 6 th Avenue: 7 th Avenue: Rear:	0' - 0" 20' - 0" 0' - 0" ² 0' - 0" ²	0' - 0" 20' - 0" 20' - 0" 15' - 0"		
PARKING: Residential: Commercial: TOTAL:	53stalls ³ 19 stalls ³ 72 stalls ³	0 0 0		
BICYCLE PARKING: Residential: Commercial: TOTAL:	Short-Term 3 5 8 spaces	Long-Term 54 2 56 spaces	Short-Term 3 5 8 spaces	Long-Term 52 1 53 spaces
OPEN SPACE: Private: Common:	5,033 sq. ft. 9,600 sq. ft.	3,840 sq. ft. 5,760 sq. ft.		

1. The project requests a Waiver to exceed floor area limits pursuant to State Density Bonus law.
2. The project requests a Waiver to reduce the required yards along 7th Avenue and the rear of the building pursuant to State Density Bonus law.
3. The project requests a Waiver to exceed the maximum number of compact parking stalls pursuant to State Density Bonus law.