

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 7 th 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.				