

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	ORIGINAL REQUESTED	REVISED
1. Use Regulations. Table of Principal Uses (4.2.2)	Apartments not allowed in the S-15 Zone	Request Board of Appeals grant Waiver to allow multi-family dwellings (existing	Same
2. Table of Dimension Controls. Apartments. Lot Size (5.1.2)	100,000 square feet	Request Board of Appeals grant Waiver to allow multi-family dwellings (existing structures on site are non-conforming industrial and commercial uses)	Same
3. Table of Dimension Controls. Apartments. Max Building Height (5.1.2)	35'	Request Board of Appeals grant Waiver to allow height of 57.5' (existing height is +/-44')	Changed to 45.2'
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 1.06 spaces per unit (83 total)	Changed to 1.0 (72 total)
5. Off-Street Loading and Unloading Requirements. Apartment: (9.1.1.7)	1 space for every 20 units		Request Board of Appeals grant Waiver to allow no off-street loading spaces
6. Off-Street Parking Design Drive Aisle (9.1.2.2)	twenty-six (26) foot aisle widths		Proposed 23-24' aisle widths
7. Site Plan Review (4.3.3)		Request waiver from any separate site plan approval under 4.3.3	Same
8. Table of Dimension Controls. Apartments. Maximum Lot Coverage (5.1.2)	25%	Request Board of Appeals grant Waiver to allow 71% lot coverage (existing lot coverage is 32%; proposed open space is 18%, existing open space is 2%	Changed to 57% Open Space 22%
9. Table of Dimension Controls. Apartments. Side Setback (5.1.2)	20'	Request Board of Appeals grant Waiver to allow 3'-10.9' side setback (existing side setback is 1.3')	Changed to 16.6'
10. Table of Dimension Controls. Apartments. Front Setback (5.1.2)	15'	Request Board of Appeals grant Waiver to allow 1.5'-11' front setback (existing front setback is .4')	Changed to 4.7'
11. Table of Dimension Controls. Apartments. Rear Setback (5.1.2)	20'	Request Board of Appeals grant Waiver to allow 5.6'-8.5' rear setback (existing rear setback is 0')	Changed to 13.4'
12. Lot Shape (5.2.1)	In all residence districts no lot may be construed to be a building lot unless it fully contains a geometric shape which conforms with the following characteristics: a) The geometric shape entirely complies with the area	Request Board of Appeals grant Waiver to allow geometric shape less than lot area	Same
13. Water Connection Permits		Request comprehensive permit in lieu of local approval as are required to obtain a Town of Reading water connection permit and a waiver of other charges not provided for	Same
14. Sewer Connection Permits		Request comprehensive permit in lieu of local approval as are required to obtain local and state sewer connection permits and a waiver of other charges not provided for	Same