

## **Attachment B**

### **Variance Descriptions**

The following three area variances are required for the proposed Site Plan. Most of these required variances relate to Section 310-14.C, which are the area, bulk and height controls for the Central A Business District. One required variance relates to Section 310-42.I, which are specific requirements for a specially permitted hospital use, and one required variance relates to Section 310-25, *Non-Conforming Buildings and Uses*.

- 1. Code Section 310-14.D(3) Floor area.** *No single use shall occupy more than 3,500 gross square feet of floor area on the principal street level. Such limit may be increased by special permit of the Planning Board in accordance with standards of Article VII of this chapter to a gross square footage not exceeding 5,000 square feet.*

The existing first floor building footprint is 47,905 SF. The proposed addition has a footprint of 10,844 SF, resulting in a total footprint of 58,794 SF, which will require an area variance to allow an additional 53,794 SF over the maximum of 5,000 SF that the Planning Board can allow for a specially permitted use.

- 2. Code Section 310-42.I(3) Floor area ratio** [for a hospital use]. *The floor area ratio of all buildings on any lot occupied by a hospital and its customary accessory uses shall not exceed 1.5. Floor area calculations shall include all basement areas.*

The existing hospital has a floor area of 309,570 SF, which results in a Floor Area Ratio (FAR) of 2.01. With the proposed addition, the hospital floor area becomes 346,260, which results in a FAR of 2.25, which will require an area variance to allow additional FAR of 0.75 over the maximum permitted FAR of 1.5 for a specially permitted hospital use.

- 3. Code Section 310-25.C.** *Any building (other than a sign), the use of which is in conformity with the regulations set forth in this chapter, but which building does not conform to one or more of the requirements hereof other than the use requirements, may be altered, enlarged or rebuilt, provided that such building shall not be altered, enlarged or rebuilt so as to increase the degree of nonconformity thereof.*

The proposed project increases existing non-conformities, including the maximum floor area at street level and the maximum FAR for a hospital use. Therefore, the applicant requests a variance to allow these increases in non-conformities.