

## **APPENDIX A**

## **A. SUMMARY OF PREVIOUSLY GRANTED LSRD CERTIFICATIONS, AUTHORIZATIONS & SPECIAL PERMITS**

### **PARCEL 7 (STAGE I) AUTHORIZATION—CP 21885**

1. Sec. 78-311(a) to permit the distribution of zoning rooms without regard for zoning lot lines and district boundary lines as required by Sec. 23-223.
2. Sec. 78-311(d) to permit the location of buildings without regard for yard regulations as required by Sec. 23-47 and 23-53.
3. Section 78-311(e) to permit the location of buildings without regard for height and setback regulations on the interior of the project as required by Sec. 23-632 and 23-64.

### **PARCEL 7 (STAGE I) SPECIAL PERMIT—CP21885**

4. Sec. 78-312(d) to permit the locations of buildings without regard for height and setback regulations, on the periphery of the project as required by Sec. 23-632 and 23-64.

### **PARCEL 6A (STAGE II) AUTHORIZATION—CP21885**

5. Sec. 78-311(d) to permit the location of buildings without regard for yard regulations as required by Sec. 23-47 and 23-53.

### **PARCEL 5 (STAGE ILL) SPECIAL PERMITS—C 760143 ZLM**

6. Sec. 78-312(d) to authorize minor variations in the front height and setback regulations on the periphery of the development.
7. Sec. 78-312(f) to permit modification of the minimum spacing requirements consistent with the intent of the provisions of Sec. 23-71 (Minimum distance between buildings on a single zoning lot) and to authorize modification of the spacing required by Sec. 78-311(d) (for distance between east building on Parcel 5 and building on Parcel 6A).

### **PARCEL 6B (STAGE IV) AUTHORIZATIONS—N 830316 ZAM**

8. Sec. 78-311(d) to authorize the location of the west building without regard for yard regulations which would otherwise apply along portions of the rear lot line wholly within the development.
9. Sec. 78-311(h) to modify the minimum spacing requirements between the west building on Parcel 6B and the building on Parcel 6A.

### **PARCEL 4A (STAGE V) AUTHORIZATIONS—N 850737 ZAM**

10. Sec. 78-311(e) to authorize minor variations in setback regulations within the development. Deletion of Parcel 8 of Urban Renewal Plan from LSRD Plan Area.

### **PARCEL 4A (STAGE V) AUTHORIZATIONS—N 860727 ZAM**

11. Sec. 78-41 to authorize permitted accessory, off-street parking spaces to be located within the development without regard to zoning lot lines to provide four parking spaces for Parcel 4A.

### **PARCEL 4B (STAGE VI) AUTHORIZATION—C 950078 ZSM**

12. Sec. 78-311(e) authorize location of building without regard for height & setback regulations.

### **PARCEL 4B (STAGE VI) SPECIAL PERMIT—C 950078 ZSM**

13. Sec. 78-312(f) authorize modification of minimum spacing requirements.

### **PARCEL 4B (STAGE VI) CERTIFICATIONS—C 950078 ZSM**

14. Sec. 26-07 certification to modify the no curb cut on wide street regulations as required by Sec. 26-05.
15. Sec. 37-015 certification to waive retail continuity on wide street.

### **PARCEL 5 (UNDEVELOPED 2013 APPROVAL)—M 120183 ZSM**

16. Modification to the LSRD site plan to permit an increase in community facility and total zoning floor area; to authorize a relocation of existing and development of new parking spaces; and to correct zoning calculations

**B. HEIGHT & SETBACK(\*) AND BUILDING SPACING(\*\*) CONDITIONS  
PREVIOUSLY GRANTED AUTHORIZATION & SPECIAL PERMITS**

*			
<u>Site</u>	<u>Location of Front Wall</u>	<u>Sky Exposure Plane Penetration Proposed</u>	
4A	8 ft. from Rutgers Slip	None	
4B	Rutgers Slip	114.5 feet	
5	Cherry Street	140.5 feet	
7	Clinton Street	155 feet	
	South Street	57 feet	
**			
<u>Site</u>	<u>Location of Front Wall</u>	<u>Required Distance</u>	<u>Distance Provided</u>
4	4B bldg. to 1 story stores	40.0a feet	30.0 feet
5	East bldg. to West bldg.	222.4 feet	160.0 feet
	East bldg. on 5 to 6A	148.5 feet	60.0 feet
6	West bldg. on 6B to 6A	87.95 feet	37.0 feet

Note: Zoning regulations have changed since these actions were granted (wall to wall = 40'; window to wall = 50'; window to window= 60').