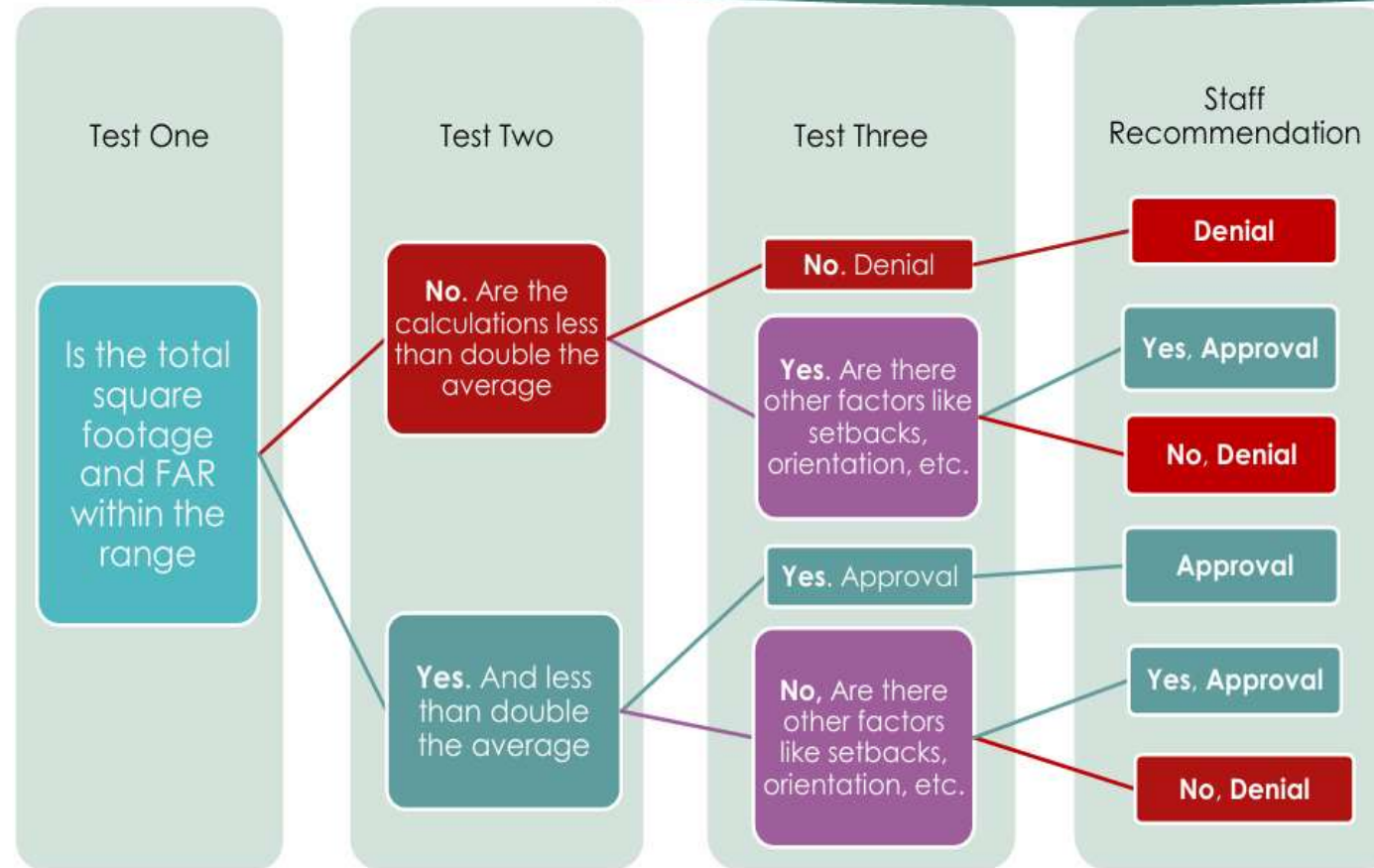


# Harmony – Staff Tests for Bulk and Mass

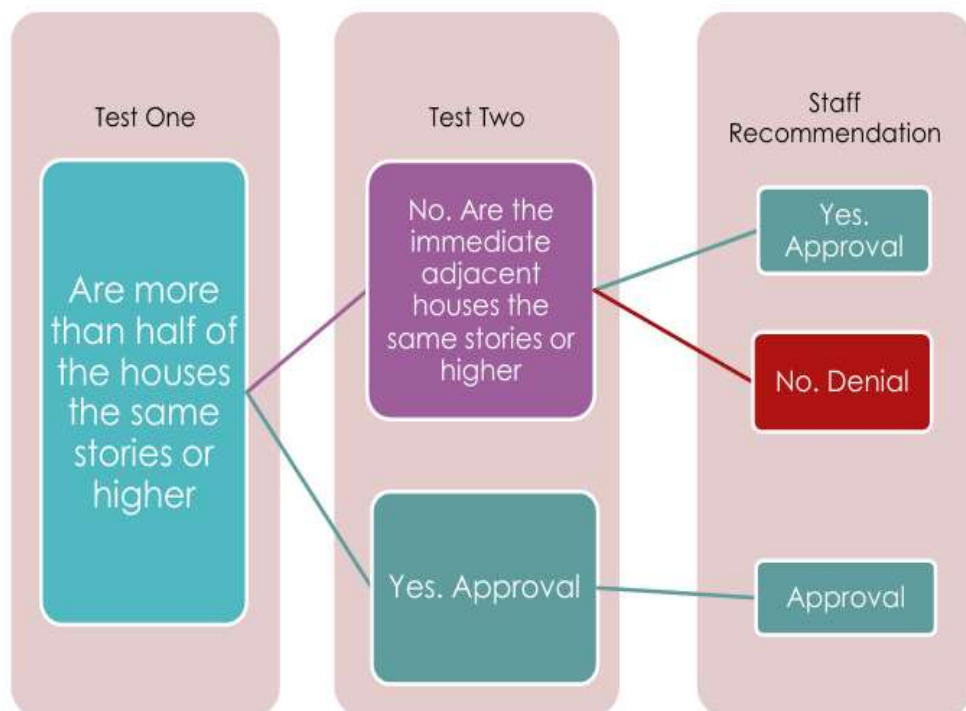
7



- Staff conducts test(s) for Bulk and Mass since the 300-foot study area was adopted

# Harmony – Staff Tests for Scale

## ○ Tests for Scale





# Harmony Example – 451 Neptune Rd.

## Comparative Analysis and Methodology

Address	Lot Total Square Feet	Tower Feature	Lot Size to Total Square Feet Ratio (FAR)	Total Square Feet	Square Feet Under Air	Story
390 Neptune	5,662.8	No	0.36	2,079	1,470	1
391 Neptune	5,662.8	No	0.49	2,804	1,798	2
491 Neptune	6,969.6	No	0.31	2,177	1,671	2
490 Neptune	5,662.8	Yes	0.32	1,820	1,573	1
481 Neptune	5,662.8	No	0.33	1,879	1,392	1
480 Neptune	5,662.8	No	0.33	1,920	1,424	1
471 Neptune	5,662.8	No	0.34	1,945	1,553	1
460 Neptune	5,662.8	No	0.56	3,185	2,364	2
451 Neptune	5,662.8	Yes	0.70	3,961	3,234	2
450 Neptune	5,662.8	No	0.28	1,606	1,254	1
441 Neptune	5,662.8	No	0.29	1,660	1,316	1
430 Neptune	5,662.8	No	0.38	2,174	1,265	1
421 Neptune	5,662.8	No	0.30	1,704	1,210	1
420 Neptune	5,662.8	No	0.35	1,970	1,646	1
411 Neptune	5,662.8	No	0.46	2,589	1,956	2
400 Neptune	5,662.8	No	0.34	1,919	1,176	1
531 Ocean Drive	6,098.0	No	0.27	1,648	1,553	1
Average	N/A	N/A	0.36	2,067	1,539	N/A



 Subject Property  
 Properties removed from comparison due to different Zoning District

## Study Area Map and Methodology



# Single Family Homes Appearance Review 34-116(3)(b)(2)

## **Scale Tests for Bulk & Mass Tests using Comparative analysis**

## **Height/Stories**

1. Is Sq Ft & FAR within Study Area Range (Y or No - go to 2)
  2. Are calculations less than double the average? (Y approved, No go to 3)
  3. Are calculations within 10% of the largest structure? (Y - go to 4, No denial)
  4. Are other mitigating factors present to compensate (setbacks, orientation, site planning, architectural features, landscaping) [purple boxes - more subjective criteria. see,
1. Are more than half the structures in the 300' study area the same stories or higher? Y approval, No - go to 2)
  2. Are the immediately adjacent structures the same stories or higher (Y approval, No go to 3)
  3. Is the scale within allowable limits of 34-268 (Y - go to 4, No denial)
  4. Are other mitigating factors present to compensate (orientation, architectural features, step-backs, 2<sup>nd</sup> floor limits on area) [purple boxes more subjective