

PROJECT: 580 Briny
ADDRESS: 580 Briny Avenue
PREPARED BY: Andrew J. Schein, Esq.

580 Briny – Amendment Narrative

580 Briny (the “Project”) is an approved project located at 580 Briny Avenue (the “Property”). The Project consists of 17 multifamily residential units and ground floor commercial space in a 10-story building. The Project was approved on November 20, 2024 under Planning and Zoning No. 24-12000003. Applicant is requesting a minor amendment to the approved plans for the Project to address changes that occurred to the plans through the permit drawing and sales process.

These changes are minor in nature (explained below), and do not (a) increase or decrease density, (b) increase or decrease the number of stories, (c) materially alter drainage, streets or other engineering design, (d) adversely impact the management of stormwater quality or quantity, (e) substantially affect the terms of the original approval, (f) result in significant adverse impacts on the surrounding properties or the city at large, or increase or significantly decrease the intensity of nonresidential development that affects the overall character of the Project. Therefore, these changes are a minor deviation under Section 155.2407.H of the City’s zoning code.

The proposed changes include:

- (1) Increasing the commercial square footage from 563 square feet to 665 square feet, which does not affect the overall character of the Project;
- (2) Rearranging the parking lifts in the garage, leading to one (1) fewer parking space;
- (3) Change to unit mix, reducing the bedroom count;
- (4) Increasing the north tower setback from 36’ to 47’ - 4” (exterior envelope);
- (5) Increasing the south tower setback from 15’ to 16’ – 7” (exterior envelope);
- (6) Increasing the west tower setback from 15’ to 25’ – 9” (to the balconies);
- (7) Increasing height of the mechanical equipment screening to ensure that the equipment is adequately screened. The height to the roof (104’ – 6”) remains the same; and
- (8) Changes to the floor plans to account for the revised unit mix and exterior layout.

The changes reflect a significant reduction in the gross square footage of the building from 117,669 square feet to 107,668 square feet. The ground floor layout remains substantially the same except for interior layout changes and the addition of a door from the electrical room to the outside. There are no civil or landscaping changes.