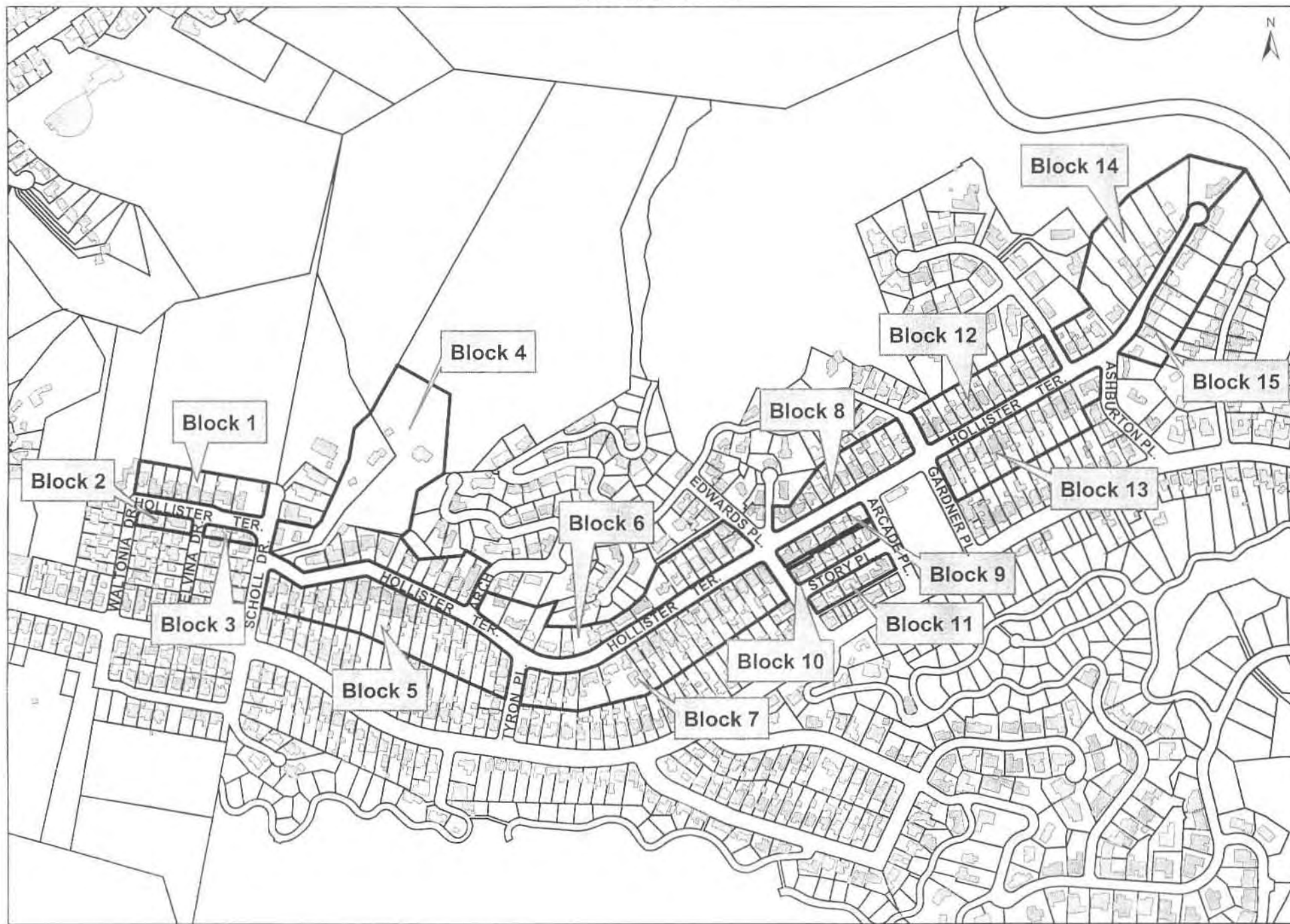


ATTACHMENT A

Hollister Terrace Rezoning and Special Setback Analysis

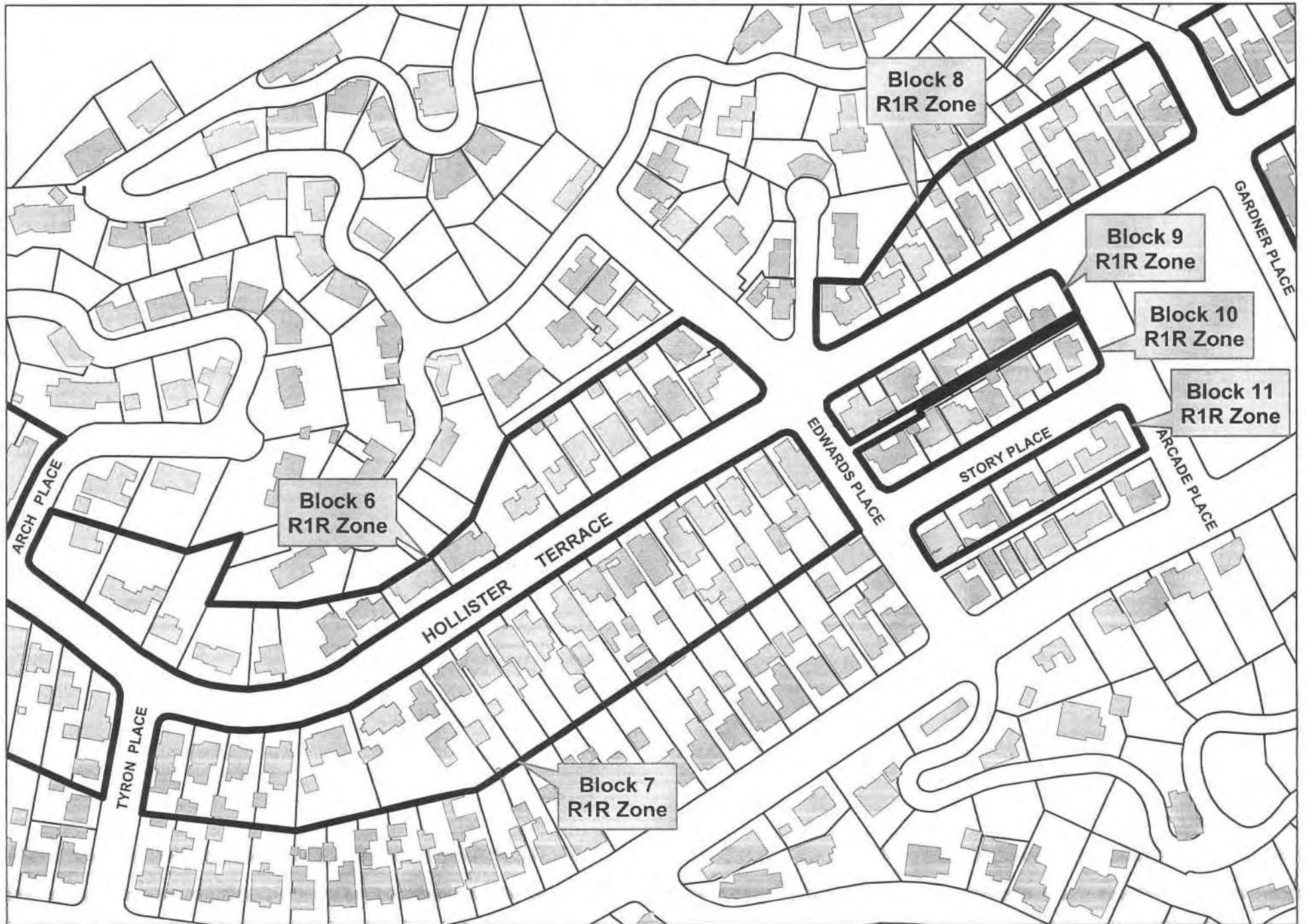
Blocks 1-15



Hollister Terrace Rezoning and Special Setback Analysis Blocks 1-5



Hollister Terrace Rezoning and Special Setback Analysis Blocks 6-11



Hollister Terrace Rezoning and Special Setback Analysis Blocks 12-15



ATTACHMENT B

Block 1

Item	Address	Setback
1	2101 Hollister Ter	23
2	2105 Hollister Ter	0
3	2107 Hollister Ter	0
4	2111 Hollister Ter	3
5	2115 Hollister Ter	3
6	2119 Hollister Ter	12
7	2123 Hollister Ter	20
8	2129 Hollister Ter	10

	Average Setback	8.88
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Median 6.50

Std. Dev. 8.37

of non-conforming prop's 8 out of 8
w/ 25' setback

of non-conforming prop's 6 out of 8
w/ 20' setback

of non-conforming prop's 8 out of 8
w/ 30' setback

Block 2

Item	Address	Setback
1	430 Waltonia Dr	N/A
2	431 Elvina Dr	N/A

	Average Setback	N/A
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Median N/A

Std. Dev. N/A

of non-conforming prop's w/ 25' setback N/A

of non-conforming prop's w/ 20' setback N/A

of non-conforming prop's w/ 30' setback N/A

Block 3

Item	Address	Setback
1	430 Elvina Dr	N/A
2	431 Scholl Dr	N/A

	Average Setback	N/A
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Median N/A

Std. Dev. N/A

of non-conforming prop's N/A
w/ 25' setback

of non-conforming prop's N/A
w/ 20' setback

of non-conforming prop's N/A
w/ 30' setback

Block 4

Item	Address	Setback
1	2211 Hollister Ter	13
2	2221 Hollister Ter	11
3	2229 Hollister Ter	20
4	2233 Hollister Ter	23
5	2237 Hollister Ter	35
6	2245 Hollister Ter	33
7	2253 Hollister Ter	44
8	2257 Hollister Ter	20
9	2261 Hollister Ter	23
10	2265 Hollister Ter	23

Average Setback	24.50
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Median 23.00

Std. Dev. 9.62

of non-conforming prop's 7 out of 10
w/ 25' setback

of non-conforming prop's 2 out of 10
w/ 20' setback

of non-conforming prop's 7 out of 10
w/ 30' setback

Not included

2227 Hollister Ter	N/A	flag lot
2231 Hollister Ter	N/A	flag lot

Block 5

Item	Address	Setback
1	2200 Hollister Ter	25
2	2204 Hollister Ter	23
3	2210 Hollister Ter	25
4	2214 Hollister Ter	28
5	2218 Hollister Ter	26
6	2222 Hollister Ter	35
7	2226 Hollister Ter	16
8	2230 Hollister Ter	21
9	2234 Hollister Ter	25
10	2240 Hollister Ter	24
11	2244 Hollister Ter	17
12	2248 Hollister Ter	25
13	2250 Hollister Ter	25
14	2256 Hollister Ter	20
15	2260 Hollister Ter	25
16	2262 Hollister Ter	25
17	2268 Hollister Ter	25
18	2272 Hollister Ter	28
19	2276 Hollister Ter	33
20	2280 Hollister Ter	20

	Average Setback	24.55
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Median 25.00

Std. Dev. 4.44

of non-conforming prop's w/ 25' setback 7 out of 20

of non-conforming prop's w/ 20' setback 2 out of 20

of non-conforming prop's w/ 30' setback 18 out of 20

Block 6

Item	Address	Setback
1	2273 Hollister Ter	45
2	2283 Hollister Ter	20
3	2301 Hollister Ter	22
4	2309 Hollister Ter	15
5	2313 Hollister Ter	14
6	2321 Hollister Ter	12
7	2327 Hollister Ter	14
8	2331 Hollister Ter	17
9	2339 Hollister Ter	12
10	2405 Hollister Ter	24
11	2411 Hollister Ter	25
12	2415 Hollister Ter	25
13	2419 Hollister Ter	28
14	2423 Hollister Ter	28
15	2427 Hollister Ter	23
16	2431 Hollister Ter	25

Average Setback	21.81
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Median 22.50

Std. Dev. 8.06

of non-conforming prop's w/ 25' setback 10 out of 16

of non-conforming prop's w/ 20' setback 6 out of 16

of non-conforming prop's w/ 30' setback 15 out of 16

Block 7

Item	Address	Setback
1	420 Tryon Pl	25
2	2304 Hollister Ter	27
3	2308 Hollister Ter	27
4	2312 Hollister Ter	22
5	2318 Hollister Ter	24
6	2324 Hollister Ter	33
7	2328 Hollister Ter	30
8	2332 Hollister Ter	32
9	2336 Hollister Ter	30
10	2340 Hollister Ter	30
11	2400 Hollister Ter	30
12	2404 Hollister Ter	30
13	2408 Hollister Ter	30
14	2414 Hollister Ter	30
15	2416 Hollister Ter	29
16	2420 Hollister Ter	27
17	2424 Hollister Ter	25
18	2428 Hollister Ter	27
19	2432 Hollister Ter	25
20	2436 Hollister Ter	19

Average Setback	27.60
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Median 28.00

Std. Dev. 3.40

of non-conforming prop's w/ 25' setback 3 out of 20

of non-conforming prop's w/ 20' setback 1 out of 20

of non-conforming prop's w/ 30' setback 11 out of 20

Block 8

Item	Address	Setback
1	2509 Hollister Ter	20
2	2515 Hollister Ter	23
3	2519 Hollister Ter	24
4	2523 Hollister Ter	24
5	2525 Hollister Ter	25
6	2531 Hollister Ter	26
7	2535 Hollister Ter	25
8	2539 Hollister Ter	18
9	2541 Hollister Ter	25
10	2545 Hollister Ter	26
11	2549 Hollister Ter	24

	Average Setback	23.64
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Median 24.00

Std. Dev. 2.38

of non-conforming prop's 6 out of 11
w/ 25' setback

of non-conforming prop's 1 out of 11
w/ 20' setback

of non-conforming prop's 11 out of 11
w/ 30' setback

Block 9

Item	Address	Setback
1	2500 Hollister Ter	17
2	2508 Hollister Ter	15
3	2514 Hollister Ter	18
4	2520 Hollister Ter	15
5	2526 Hollister Ter	20

	Average Setback	17.00
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Median 17.00

Std. Dev. 1.90

of non-conforming prop's 5 out of 5
w/ 25' setback

of non-conforming prop's 4 out of 5
w/ 20' setback

of non-conforming prop's 5 out of 5
w/ 30' setback

Not Included

2203 Hollister Terrace	N/A	No frontage on Hollister Terrace
2227 Hollister Terrace	N/A	Flag lot
2231 Hollister Terrace	N/A	Flag lot

Block 10

Item	Address	Setback
1	2501 Story Pl	23
2	2509 Story Pl	25
3	2515 Story Pl	20
4	2517 Story Pl	15
5	2521 Story Pl	23
6	419 Arcade Pl	17

	Average Setback	20.50
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Median 21.50

Std. Dev. 3.55

of non-conforming prop's 5 out of 6
w/ 25' setback

of non-conforming prop's 2 out of 6
w/ 20' setback

of non-conforming prop's 6 out of 6
w/ 30' setback

Block 11

Item	Address	Setback
1	2500 Story Pl	20
2	2506 Story Pl	19
3	2510 Story Pl	19
4	409 Arcade Pl	10

	Average Setback	17.00
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Median 19.00

Std. Dev. 4.06

of non-conforming prop's 4 out of 4
w/ 25' setback

of non-conforming prop's 3 out of 4
w/ 20' setback

of non-conforming prop's 4 out of 4
w/ 30' setback

Block 12

Item	Address	Setback
1	2601 Hollister Ter	26
2	2605 Hollister Ter	23
3	2609 Hollister Ter	22
4	2613 Hollister Ter	23
5	2617 Hollister Ter	25
6	2621 Hollister Ter	24
7	2623 Hollister Ter	26
8	2625 Hollister Ter	23
9	2635 Hollister Ter	24
10	2637 Hollister Ter	23
11	2641 Hollister Ter	40
12	2645 Hollister Ter	20

	Average Setback	24.92
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Median 23.50

Std. Dev. 4.82

of non-conforming prop's 8 out of 12
w/ 25' setback

of non-conforming prop's 0 out of 12
w/ 20' setback

of non-conforming prop's 11 out of 12
w/ 30' setback

Block 13

Item	Address	Setback
1	2600 Hollister Ter	22
2	2604 Hollister Ter	25
3	2608 Hollister Ter	25
4	2612 Hollister Ter	25
5	2616 Hollister Ter	25
6	2620 Hollister Ter	25
7	2624 Hollister Ter	25
8	2628 Hollister Ter	25
9	2632 Hollister Ter	25
10	2636 Hollister Ter	30
11	2640 Hollister Ter	25
12	2644 Hollister Ter	25
13	2650 Hollister Ter	30

	Average Setback	25.54
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Median 25.00

Std. Dev. 2.06

of non-conforming prop's w/ 25' setback 1 out of 13

of non-conforming prop's w/ 20' setback 0 out of 13

of non-conforming prop's w/ 30' setback 11 out of 13

Block 14

Item	Address	Setback
1	2651 Hollister Ter	32
2	2655 Hollister Ter	25
3	2661 Hollister Ter	25
4	2705 Hollister Ter	24
5	2719 Hollister Ter	25
6	2727 Hollister Ter	26
7	2729 Hollister Ter	15
8	2735 Hollister Ter	20
9	2745 Hollister Ter	55
10	2751 Hollister Ter	37

	Average Setback	28.40
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Median 25.00

Std. Dev. 10.51

of non-conforming prop's 3 out of 10
w/ 25' setback

of non-conforming prop's 1 out of 10
w/ 20' setback

of non-conforming prop's 7 out of 10
w/ 30' setback

Block 15

Item	Address	Setback
1	2700 Hollister Ter	25
2	2710 Hollister Ter	2
3	2714 Hollister Ter	8
4	2718 Hollister Ter	15
5	2722 Hollister Ter	15
6	2728 Hollister Ter	15
7	2732 Hollister Ter	15
8	2740 Hollister Ter	2
9	2748 Hollister Ter	37

	Average Setback	14.89
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Median 15.00

Std. Dev. 10.39

of non-conforming prop's 7 out of 9
w/ 25' setback

of non-conforming prop's 7 out of 9
w/ 20' setback

of non-conforming prop's 8 out of 9
w/ 30' setback