

## **Description of Quadrangle Overlay Boundaries**

### **AOD-Q Zoning Overlay District**

Beginning at a point at the easternmost corner of the IB-2 District and proceeding in a southerly direction along the IB-2 District boundary with the neighboring OS District for approximately 135 feet; thence turning in a westerly direction and following the IB-2 District boundary with the BA District to the south for a distance of approximately 717 feet; thence turning in a southerly direction to follow the boundary between the BA District and the O-1 District to the west for a distance of approximately 691 feet; thence turning in a westerly direction to follow that boundary for approximately 60 feet; thence turning in a southerly direction to follow that boundary for a distance of approximately 187 feet; thence turning in a westerly direction to follow that boundary for a distance of approximately 266 feet; thence turning in a southerly direction to follow that boundary for a distance of approximately 406 feet to the centerline of Concord Avenue; thence following the southern boundary of the O-1 District along the centerline of Concord Avenue for a distance of approximately 3,203 feet to the boundary of the Residence B District to the west;

thence turning in a northerly direction along the boundary between the O-1 District and the Residence B District for a distance of approximately 725 feet to the boundary of the OS District to the north; thence turning in an easterly direction to follow the boundary between the OS District and the O-1 District for a distance of approximately 410 feet to the boundary of the IB-2 District to the east; thence proceeding in a northerly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 122 feet; thence turning in a westerly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 93 feet to the boundary of the Residence B District to the west; thence proceeding in a northerly direction along the boundary between the Residence B District and the IB-2 District for a distance of approximately 122 feet; thence turning westerly to follow the boundary between the Residence B District and the IB-2 District for a distance of approximately 132 feet to the western parcel boundary of Map-Lot 267C-91;

thence proceeding in a northerly direction along the western parcel boundary of Map-Lot 267C-91 for a distance of approximately 160 feet; thence turning easterly along the northern parcel boundary of Map-Lot 267C-91 for a distance of approximately 100 feet to the boundary of the IB-2 District; thence proceeding in a northerly direction along the boundary between the Residence B District and the IB-2 District for a distance of approximately 140 feet; thence turning in a westerly direction along the boundary between the Residence B District and the IB-2 District for a distance of approximately 116 feet to the boundary of the OS District to the west; thence proceeding in a northerly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 658 feet; thence turning in a westerly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 557 feet to the City boundary;

thence proceeding in a northerly direction along the City boundary for a distance of approximately 250 feet to the boundary of the OS District that lies to the north of the IB-2 District; thence proceeding in an easterly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 760 feet to the boundary of the O-2A District; thence proceeding in a southwesterly direction along the boundary between the O-2A District and the IB-2 District for a distance of approximately 3,543 feet to the point of origin at the easternmost corner of the IB-2 District.

## **AOD-Q Height Subdistricts**

The Quadrangle overlay district is divided into three subdistricts with varying height limit rules: Quadrangle North, Quadrangle South, and Quadrangle West.

### **Quadrangle North**

Beginning at a point at the easternmost corner of the IB-2 District and proceeding in a southerly direction along the IB-2 district boundary with the neighboring OS District for a distance of approximately 135 feet; thence turning in a westerly direction and following the IB-2 District boundary with the BA District to the south for a distance of approximately 717 feet; thence continuing in a westerly direction along the boundary between the IB-2 District and the O-1 District to the south for a distance of approximately 2,068 feet to the eastern parcel boundary of Map-Lot 267C-95;

thence continuing in a westerly direction along the parcel boundary of Map-Lot 267C-95 for a distance of approximately 46 feet, and then continuing in the same direction for a distance of approximately 256 feet to meet a line that is tangential to a 200' buffer of the Residence B District to the west and is parallel to the segment of the eastern parcel boundary of Map-Lot 267C-95 that meets Adley Road to the south; thence proceeding in a northerly direction along the tangential line as described for a distance of approximately 304 feet to the southern parcel boundary of Map-Lot 267.3-228; thence proceeding in a westerly direction along the southern parcel boundary of Map-Lot 267.3-228 for a distance of approximately 85 feet to the eastern parcel boundary of Map-Lot 267.3-280; thence proceeding in a westerly direction along the southern parcel boundary of Map-Lot 267.3-280 for a distance of approximately 134 feet to the eastern parcel boundary of Map-Lot 267.3-268; thence proceeding in a northerly direction along the eastern parcel boundary of Map-Lot 267.3-268 for a distance of approximately 290 feet to the southern boundary of the road right-of-way of Mooney Street, and then continuing in the same direction for approximately 17 feet to the centerline of Mooney Street;

thence proceeding in a westerly direction along the centerline of Mooney Street for a distance of approximately 421 feet to the eastern boundary of the OS District to the west; thence proceeding in a northerly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 192 feet; thence turning in a westerly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 557 feet to the City boundary; thence proceeding in a northerly direction along the City boundary for a distance of approximately 250 feet to the boundary of the OS District that lies to the north of the IB-2 District; thence proceeding in an easterly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 760 feet to the boundary of the O-2A District; thence proceeding in a southwesterly direction along the boundary between the O-2A District and the IB-2 District for a distance of approximately 3,543 feet to the point of origin at the easternmost corner of the IB-2 District.

### **Quadrangle South**

Beginning at a point at the northeast corner of the O-1 District where the boundary between the O-1 District and the BA District to the east meets the southern boundary of the IB-2 District to the north, and proceeding in a southerly direction to follow the boundary between the BA District and the O-1 District to the west for a distance of approximately 691 feet; thence turning in a westerly direction to follow

that boundary for a distance of approximately 60 feet; thence turning in a southerly direction to follow that boundary for a distance of approximately 187 feet; thence turning in a westerly direction to follow that boundary for a distance of approximately 266 feet; thence turning in a southerly direction to follow that boundary for a distance of approximately 406 feet to the centerline of Concord Avenue; thence following the southern boundary of the O-1 District along the centerline of Concord Avenue for a distance of approximately 2,879 feet to a point that meets the southerly extension of the eastern parcel boundary of Map-Lot 267D-339 to the centerline of Concord Avenue; thence proceeding in a northerly direction along that extension for approximately 29 feet, and continuing along the eastern parcel boundary of Map-Lot 267D-339 in a northerly direction for a distance of approximately 409 feet to the boundary of the IB-2 District;

thence continuing in a northerly direction along the boundary between the IB-2 District and the O-1 District for a distance of approximately 159 feet to the boundary of the OS District; thence continuing in a northerly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 182 feet to meet a line that is the westward extension of the southern parcel line of Map-Lot 267D-338 (Adley Road); thence proceeding in an easterly direction along said extension of the southern parcel line of Map-Lot 267D-338 for a distance of approximately 342 feet to meet a line that is tangential to a 200' buffer of the Residence B District to the west and is parallel to the segment of the eastern parcel boundary of Map-Lot 267C-95 that meets Adley Road to the south; thence proceeding in a northerly direction along the tangential line as described for a distance of approximately 264 feet to meet a line that is the westward extension of the northern boundary of the O-1 District; thence proceeding in an easterly direction along the extension of the O-1 District boundary as described for a distance of approximately 256 feet to the boundary of the O-1 District; thence continuing in an easterly direction along the boundary between the O-1 District and the IB-2 District to the north for a distance of approximately 2,115 feet to the point of origin at the northeast corner of the O-1 District.

### **Quadrangle West**

The Quadrangle West height subdistrict consists of two separate areas:

**1.)** Beginning at a point at the northwest corner of the parcel boundary of Map-Lot 267C-70 and proceeding in an easterly direction for a distance of approximately 132 feet to the western parcel boundary of Map-Lot 267C-91; thence proceeding in a northerly direction along the western parcel boundary of Map-Lot 267C-91 for a distance of approximately 160 feet; thence proceeding in an easterly direction along the northern parcel boundary of Map-Lot 267C-91 for a distance of approximately 100 feet to the boundary of the IB-2 District to the east;

thence proceeding in a northerly direction along the boundary between the IB-2 District and the Residence B District for a distance of approximately 140 feet; thence turning in a westerly direction and continuing along the boundary of the IB-2 District for a distance of approximately 116 feet to the eastern boundary of the OS District; thence proceeding in a northerly direction along the boundary between the OS District and the IB-2 District for approximately 465 feet to the centerline of Mooney Street; thence proceeding in an easterly direction along the centerline of Mooney Street for a distance of approximately 421 feet to a point that meets the northerly extension of the western parcel boundary of Map-Lot 267.3-280; thence proceeding in a southerly direction along that extension for a distance of

approximately 17 feet, and continuing along the western parcel boundary of Map-Lot 267.3-280 in a southerly direction for a distance of approximately 290 feet;

thence turning to proceed in an easterly direction along the southern parcel boundary of Map-Lot 267.3-280 for a distance of approximately 134 feet; thence continuing in an easterly direction along the southern parcel boundary of Map-Lot 267.3-228 for a distance of approximately 85 feet to meet a line that is tangential to a 200' buffer of the Residence B District to the west and is parallel to the segment of the eastern parcel boundary of Map-Lot 267C-95 that meets Adley Road to the south; thence proceeding in a southerly direction along the tangential line as described for a distance of approximately 567 feet to meet a line that is the westward extension of the southern parcel line of Map-Lot 267D-338 (Adley Road); thence proceeding in a westerly direction along said extension of the southern parcel line of Map-Lot 267D-338 for a distance of approximately 342 feet to the eastern boundary of the OS District;

thence proceeding in a northerly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 86 feet; thence turning and proceeding in a westerly direction along the boundary between the OS District and the IB-2 District for a distance of approximately 93 feet to the boundary of the Residence B District; thence proceeding in a northerly direction along the boundary between the IB-2 District and the Residence B District for a distance of approximately 122 feet to the point of origin at the northwest corner of the parcel boundary of Map-Lot 267C-70.

**2.)** Beginning at a point at the northernmost corner the parcel boundary of Map-Lot 267D-339 and proceeding in a southeasterly direction along the northern parcel boundary of Map-Lot 267D-339 for a distance of approximately 410 feet; thence turning and proceeding in a southerly direction along the eastern boundary of Map-Lot 267D-339 for a distance of 568 feet to the northern boundary of the road right-of-way for Concord Avenue, and continuing in the same direction for a distance of approximately 29 feet to the centerline of Concord Avenue; thence following the centerline of Concord Ave in a westerly direction for a distance of approximately 324 feet to a point that meets the southerly extension of the western parcel boundary of Map-Lot 267D-339 to the centerline of Concord Avenue; thence proceeding in a northerly direction along that extension for approximately 40 feet, and continuing along the western parcel boundary of Map-Lot 267D-339 in a northerly direction for approximately 685 feet to the point of origin at the northernmost corner the parcel boundary of Map-Lot 267D-339.