

ZONING STANDARDS

Zoning Standards

See Table 1 below for a summary of existing conditions and the request.

Table 1. Development Standards

Standard	Required	Project	Variance Required
Lot Area	190,000 sq.ft.	216,711 sq.ft.	No
Lot Frontage	300 ft.	387.03 ft.	No
Setbacks:			
Front	60 ft.	347 ft.	No
Rear	60 ft.	48 ft.-11 in.	Yes *
East Side	30 ft.	30 ft.	No
West Side	30 ft.	234 ft.-2 in.	No
Max. Bldg. Height	24 ft.	23'-4"	No
Max. Lot Coverage	6%	3.58%	No
Max. Lot Disturbance	13%	12.24%	No

* Legal nonconforming condition.

PROJECT SUMMARY

Summary

The existing structure is a 5-bedroom, 2-1/2 bathroom, two-story residence with a kitchen, dining room, living room, and limited covered patio area. The proposal includes extending the first level footprint out to essentially enlarge the kitchen, dining room, and lower-level bedrooms (bedroom 4 and 5) as well as a new laundry room. The main layout of the floor plan remains essentially unchanged. The project also proposes a new patio cover that includes an integrated second-floor balcony shared by two upper-level bedrooms.

Diagram 1: Site Plan

