



Residential Two-Flat, Townhouse and Multi-Unit District. The zoning change is needed on the existing three (3) unit building to legalize the Garden Apartment. The Building currently exceeds the maximum floor area ratio allowed under the current zoning district which is RS-3. The height of the building will not change. There be four (4) parking spaces provided at the rear of the property.

LOT AREA: 4,615.50 SQUARE FEET FLOOR AREA RATIO: 0.76

EXISTING BUILDING AREA: 3,510 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,538.50 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE FOUR OFF-STREET PARKING SPACES PROVIDED.

EXISTING FRONT SETBACK: 20 FEET 8 INCHES EXISTING REAR SETBACK: 30 FEET 3 14 INCHES

EXISTING SIDE SETBACK: 3 FEET 10 1/2 INCHES EXISTING REAR YARD OPEN SPACE: 356 SQUARE

FEET

EXISTING BUILDING HEIGHT: 29 FEET 3 INCHES