

| Development Standards | | | |
|---|--|--|--|
| Building Height | | | |
| R-1 Regulation | Existing | | Proposed |
| 25 ft. | 21 ft. 7 in. | | 24 ft. 4 in. |
| Floor Area Ratio (FAR) | | | |
| | Existing | | Proposed |
| Lot size | 2,416 sq. ft. | | 2,416 sq. ft. |
| Maximum Floor Area Ratio | 58% (Max 1,401 sq. ft.) | | 58% (Max 1,401 sq. ft.) |
| First Story Floor Area | 1,197 sq. ft. | | 978 sq. ft. |
| Second Story Floor Area | 409 sq. ft. | | 444 sq. ft. |
| Basement | N/A | | 796 sq. ft. Exempt from floor area, Included in parking calc. |
| Detached Garage | 300 sq. ft. -250 sq. ft. exempt | | 280 sq. ft. -250 sq. ft. exempt |
| Total FAR | 68.5% (1,656 sq. ft.) | | 59.6% (1,440 sq. ft.) Variance Requested |
| Setbacks | | | |
| | R-1 regulation | | Existing |
| | | | Proposed |
| Front Yard 1 st Story | 15 ft. | | 7 in. into ROW 1 ft. 7 in. Variance Requested |
| Front Yard 2 nd Story | 20 ft. | | 7 in. into ROW 1 ft. 7 in. Variance Requested |
| Side Yard 1 st Story | 10% lot width | Lot width 64 ft. 3 in. 6 ft. 5 in. min. | North: 5 ft. 9 in. South: 19 ft. 1 in. North: 10 ft. South: 20 ft. 11 in. |
| Side Yard 2 nd Story | 15% of width | Lot width 64 ft. 3 in. 9 ft. 8 in. min. | North: 5 ft. 9 in. South: 31 ft. 2 in. 10 ft. South: 26 ft. 5 in. |
| Rear Yard 1 st and 2 nd Story | 20% of parcel depth | Lot depth 38 ft. 2 in. 7 ft. 7 in. min. | 1st: 2 ft. 10 in. 2nd: 19 ft. 1 in. 1st: 3 ft. 3 in. Variance Requested 2nd: 14 ft. 1 in. 8 ft. 1 in. (Deck) |
| Detached Garage | | | |
| | R-1 Regulation | | Existing |
| | | | Proposed |
| Height | 12 ft. when less than 8 feet from side property line | | 11 ft. 9 in. 10 ft. 11 in. |
| Front | 40 ft. | | 1 ft. into ROW 1 ft. 6 in. Existing nonconforming |
| Side | 3 ft. | | North: 52 ft. 1 in. South: 0 ft. North: 52 ft. 2 in. South: 3 in. Existing nonconforming |
| Rear | 3 ft. | | 1 ft. 3 ft. |

| Parking | | | |
|--|--|--|--|
| 2,001 – 2,600 sq. ft.: 3 per unit, 1 covered | Required | Existing | Proposed |
| | 3 spaces total 1 covered 2 uncovered | 1 spaces total 1 covered 0 uncovered | 3 spaces total 1 covered 2 uncovered |
| Underground Utilities: Required with 25% increase in area | | | Yes |