

Applicant's Narrative Attached to Checklist

The Applicant seeks approval of a condominium development of four (4) detached single-family homes contrary to the requirements of Sections 271-70 Zone requirements of the Zoning and Development Regulations Ordinance, or for other relief as follows: Construction of four (4) new detached single-family homes on an existing .3875 acre lot in the R-2-4 Residential Zone (Four units permitted at 4,000 sf each on lot of this size in zone). Relief is also sought for the following:

With respect to Ordinance Section 271-70B.(4)(a and b),

- i. The buildings will be 3 stories high, as opposed to 2 stories maximum;
- ii. The buildings will be 36'-2" high as opposed to the height requirement of 35 ft;
- iii. The minimum rear yard depth will be 22.5% as opposed to the requirement of 25%;
- iv. The curb cut will have a 48% width (24 ft.) as opposed to a maximum of 30%;
- v. The lot coverage will be 61% (10,304 sf) as opposed to a maximum of 40%. and
- vi. Eave height will be 29'-2" as opposed to maximum of 25'.

With respect to Ordinance Section 271-50E,

- vii. *De minimus* exception for the proposed width of the drive aisle with two way traffic and 90 degree parking. Aisle width will be a minimum of 12 ft. (although wider in certain sections) as opposed to minimum of 24 ft. See also RSIS Table 4.5 (5:21-4.16).

The lot dimensions are 50' x 338.38' x 49.98' x 337.19'; 16,881 sf (.3875 Acres) and it currently contains a 2-1/2 story frame dwelling and detached 1 story frame garage.