



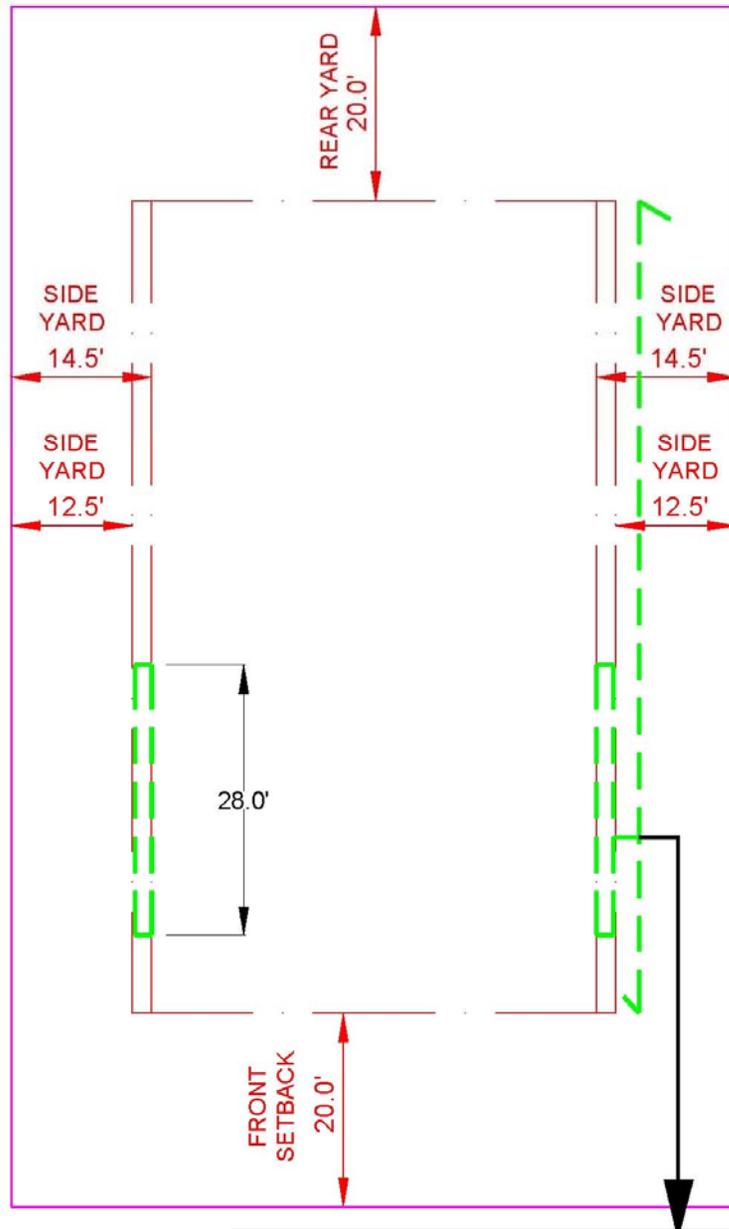


Compliant garages with proposed regs



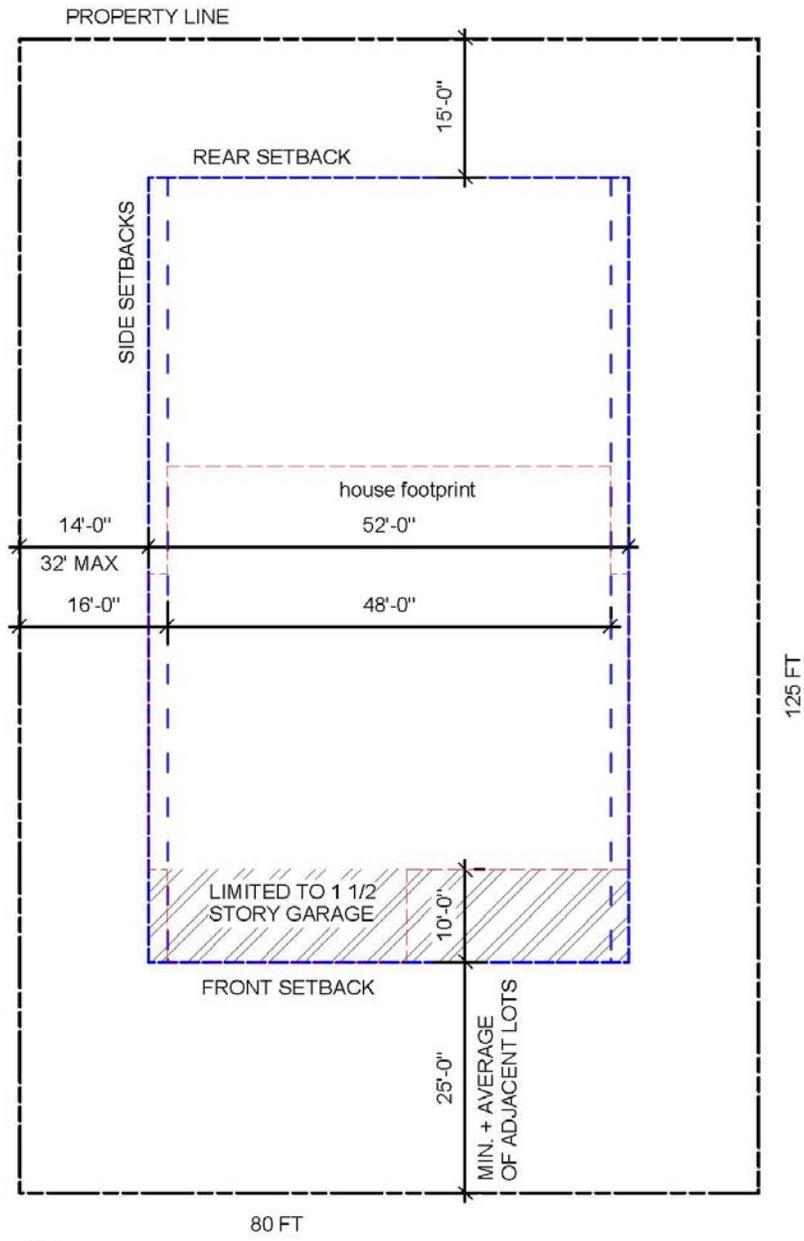
Non-Compliant garages with proposed regs





Lge House Study
 Existing Site Dimensional Regs
 Conforming Lot

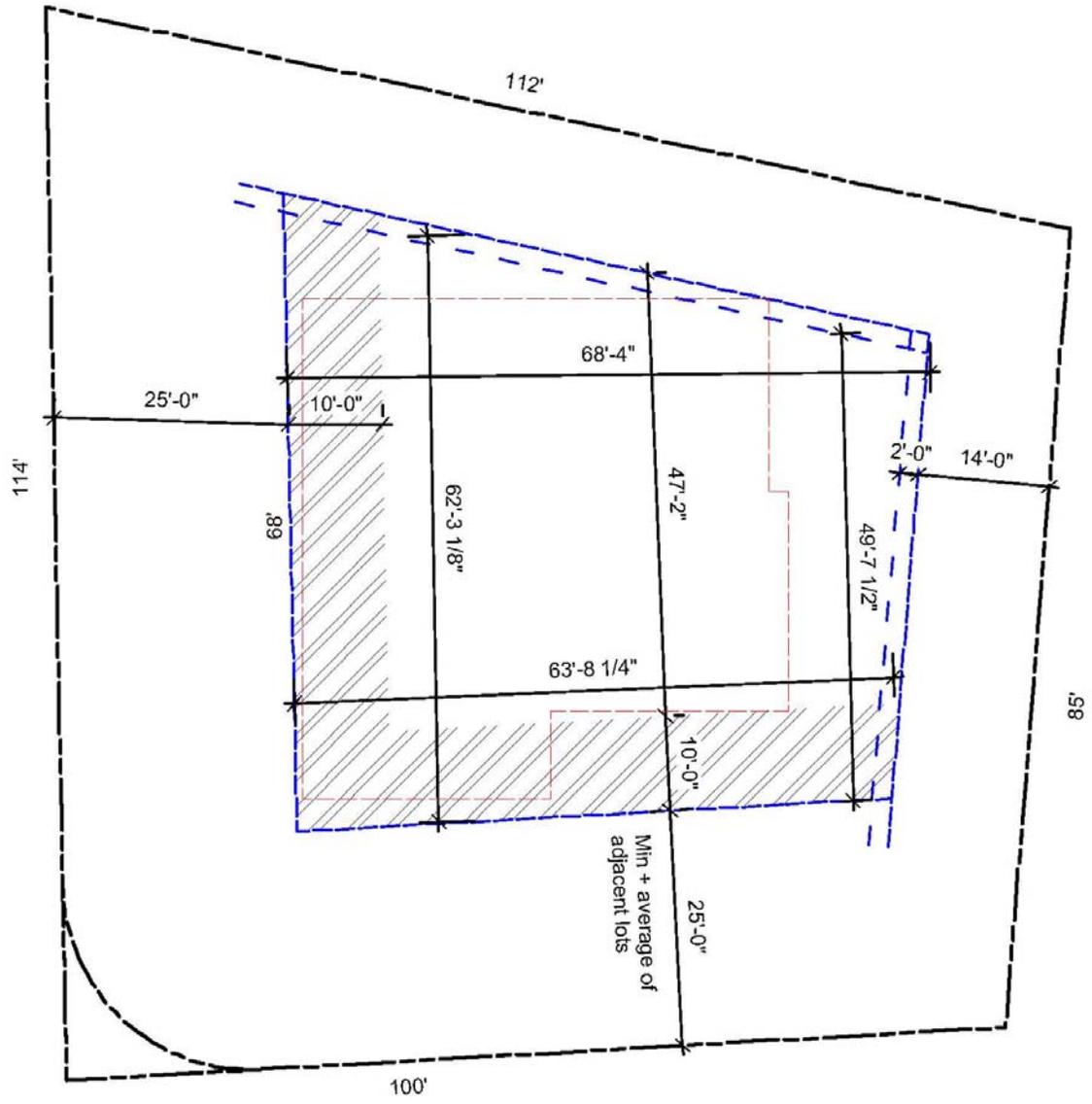
MAXIMUM OF 28 FEET OF STRUCTURE ALLOWED AT THE 12.5 FOOT SIDE YARD. REMAINING STRUCTURE TO HAVE 14.5 FOOT SIDE YARD. PORTION OF STRUCTURE WITH 12.5 FOOT SIDE YARD MAY BE PLACED AT ANY LOCATION BETWEEN FRONT AND REAR YARD SETBACKS.

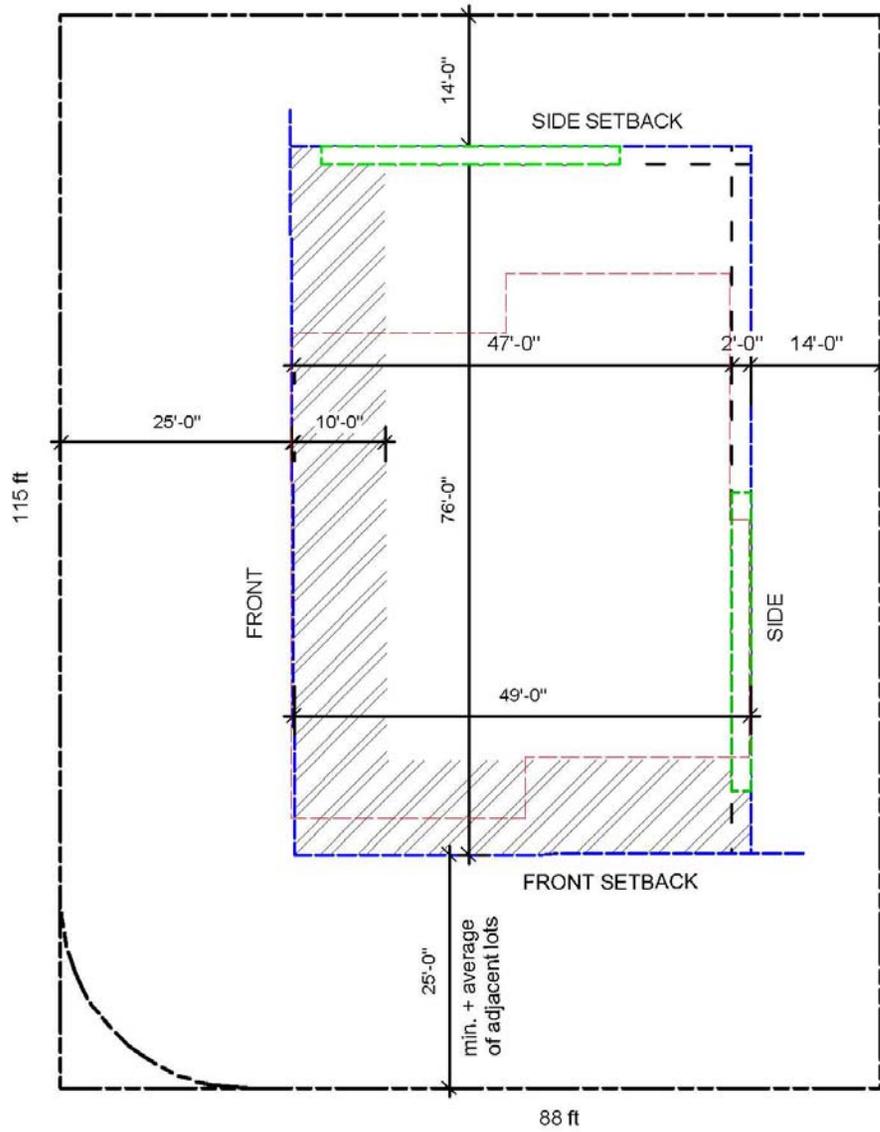


Lge House Study
 Proposed Site Dimensional Regs
 Conforming Lot 10000sf

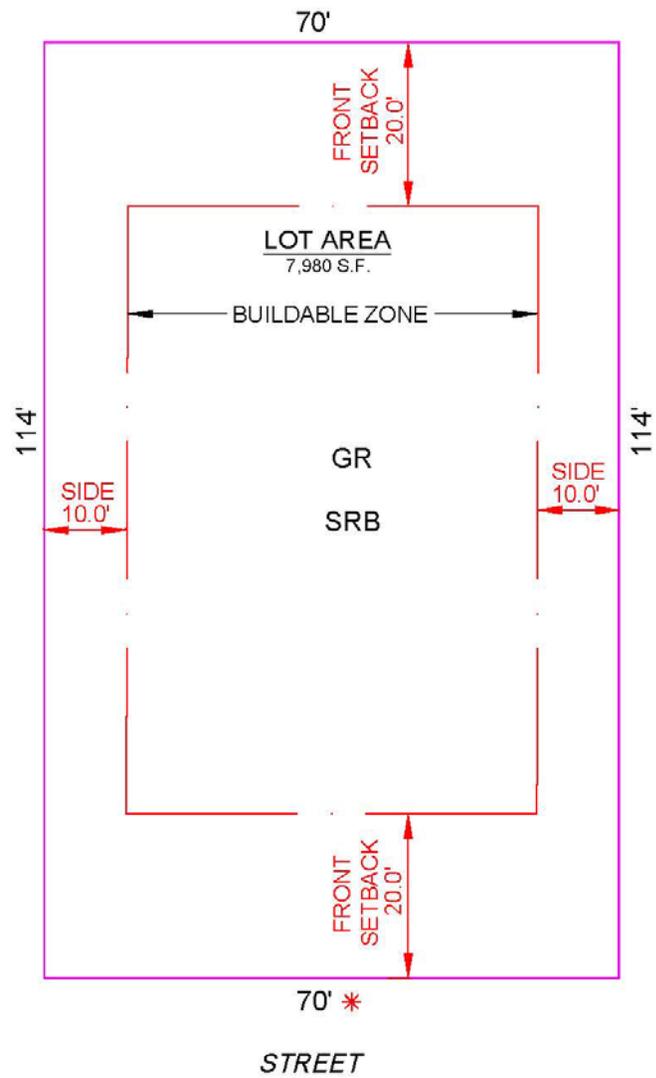
Street

12.01.15
 r. 1.3.16





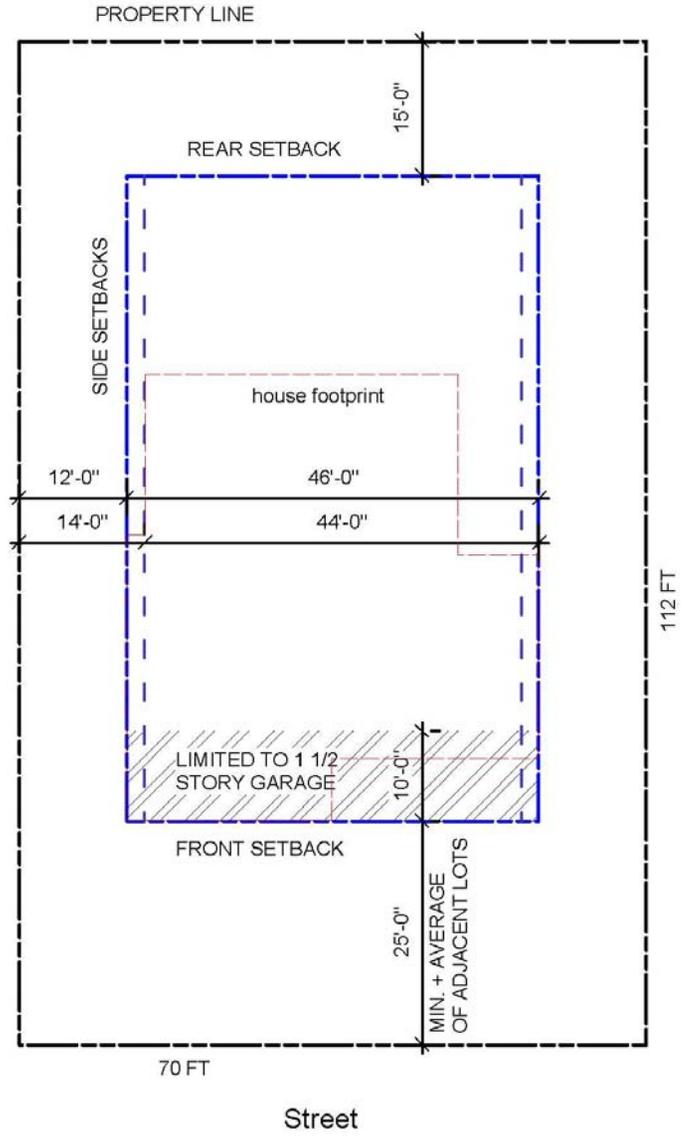
Lge House Study
 Proposed Site Dimensional Regs
 Conforming Corner Lot B 10120sf



Lge House Study
 Existing Site Dimensional Regs
 Non-Conforming Lot

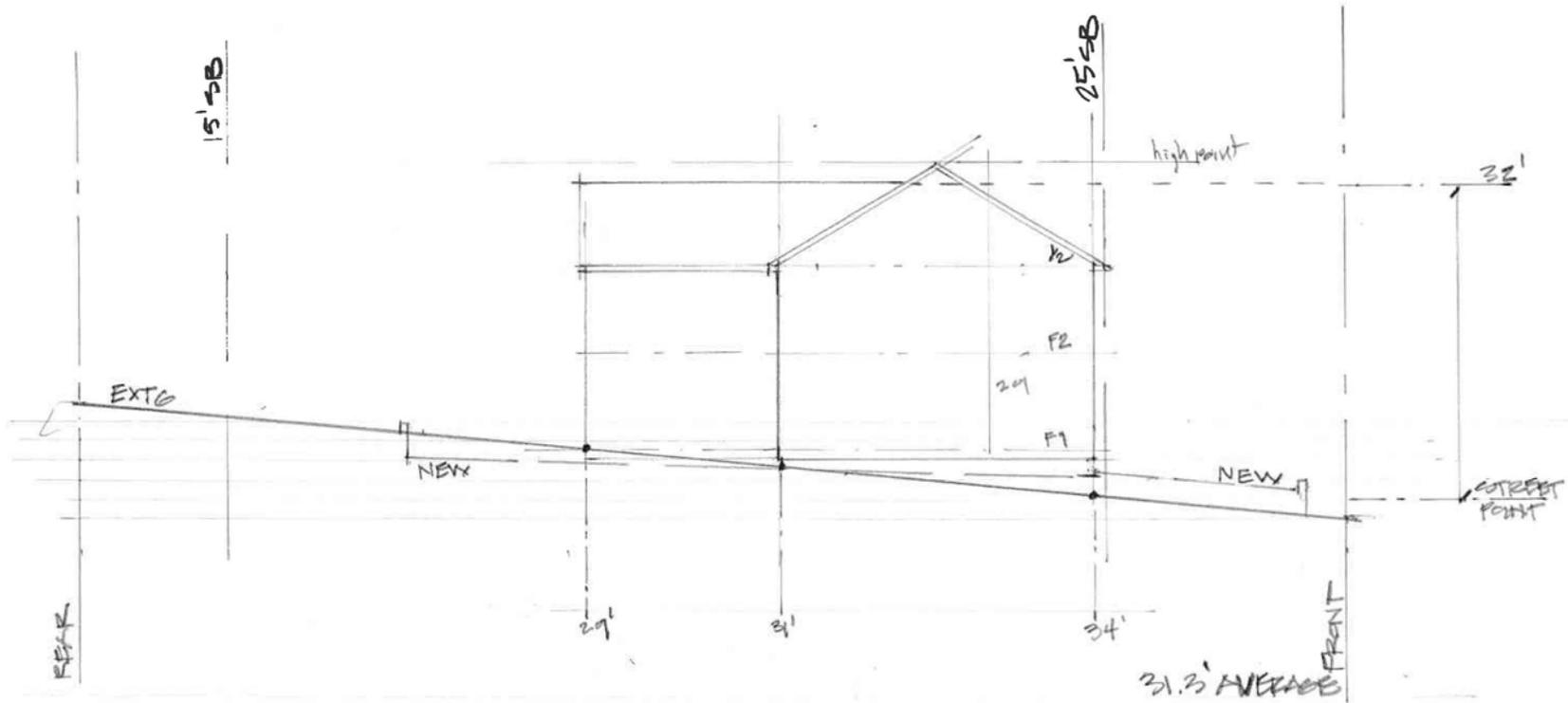
* MINIMUM FRONTAGE
 REQUIRED = 80'

SCALE 1" = 20'



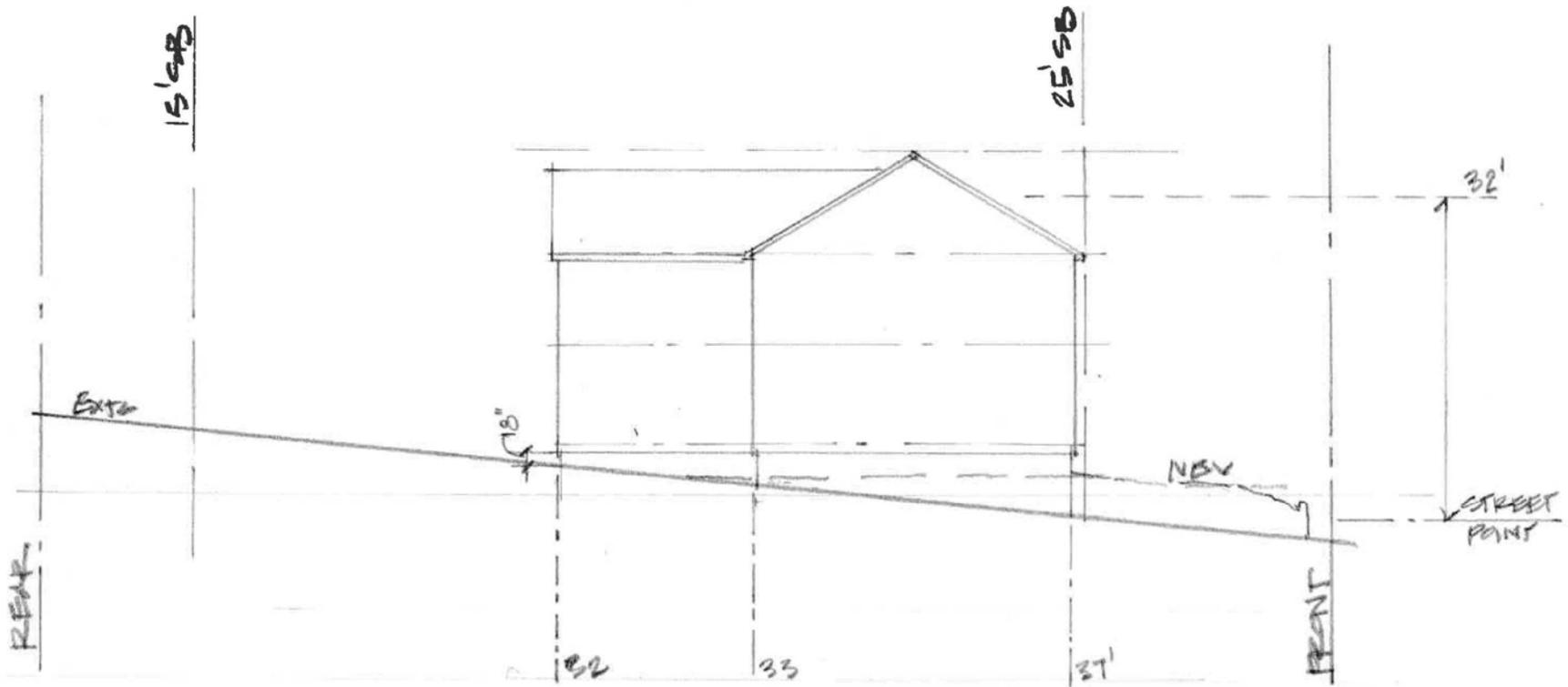
Lge House Study
 Proposed Site Dimensional Regs
 Non-Conforming Lot 7840sf

12.01.15
 r. 1.3.16



CONFORMING LOT
 30' x 130' SLOPE 1:1 (12' TOTAL)

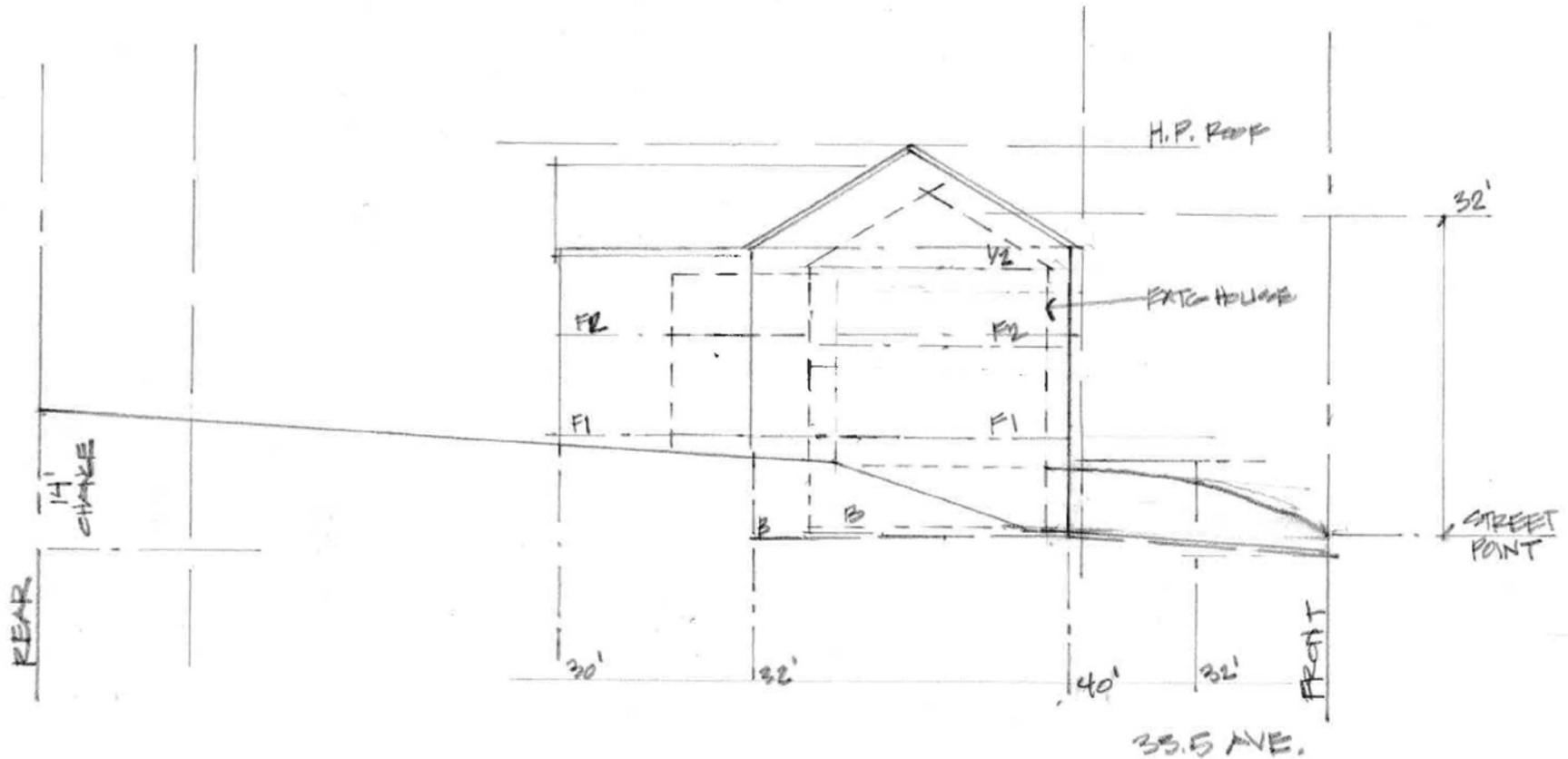
SAMPLE A
 CUT & FILL



CONFORMING LOT
 80' x 130' ELEV. CHANGE 12'

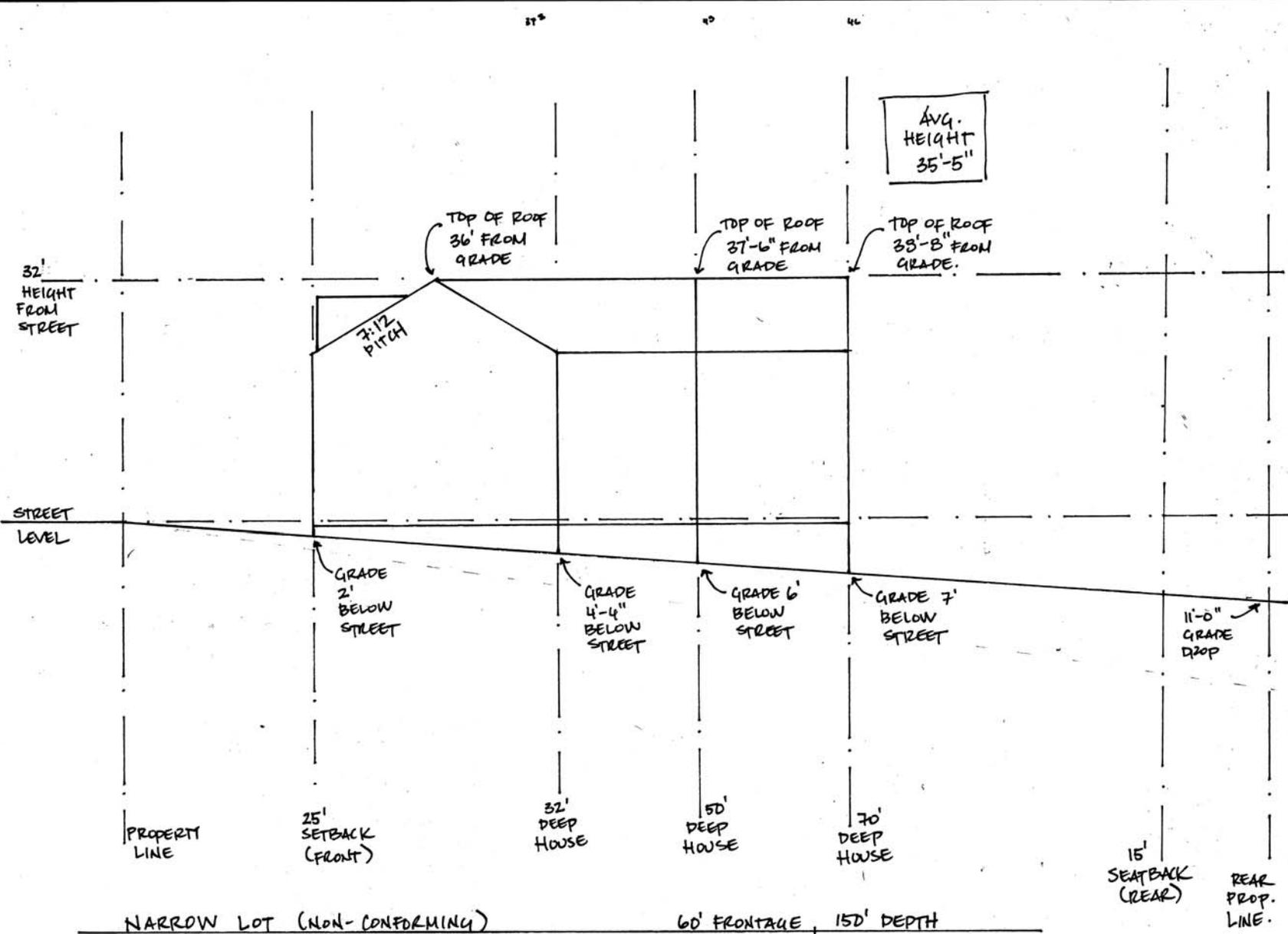
34' AVERAGE

SAMPLE B
 NO CUT



CONFORMING LOT

SAMPLE C
GARAGE UNDER



32'
HEIGHT
FROM
STREET

STREET
LEVEL

PROPERTY
LINE

25'
SETBACK
(FRONT)

32'
DEEP
HOUSE

50'
DEEP
HOUSE

70'
DEEP
HOUSE

15'
SEATBACK
(REAR)

REAR
PROP.
LINE.

NARROW LOT (NON-CONFORMING)

60' FRONTAGE, 150' DEPTH

AVG.
HEIGHT
35'-5"

TOP OF ROOF
36' FROM
GRADE

TOP OF ROOF
37'-6" FROM
GRADE

TOP OF ROOF
38'-8" FROM
GRADE.

7:12
PITCH

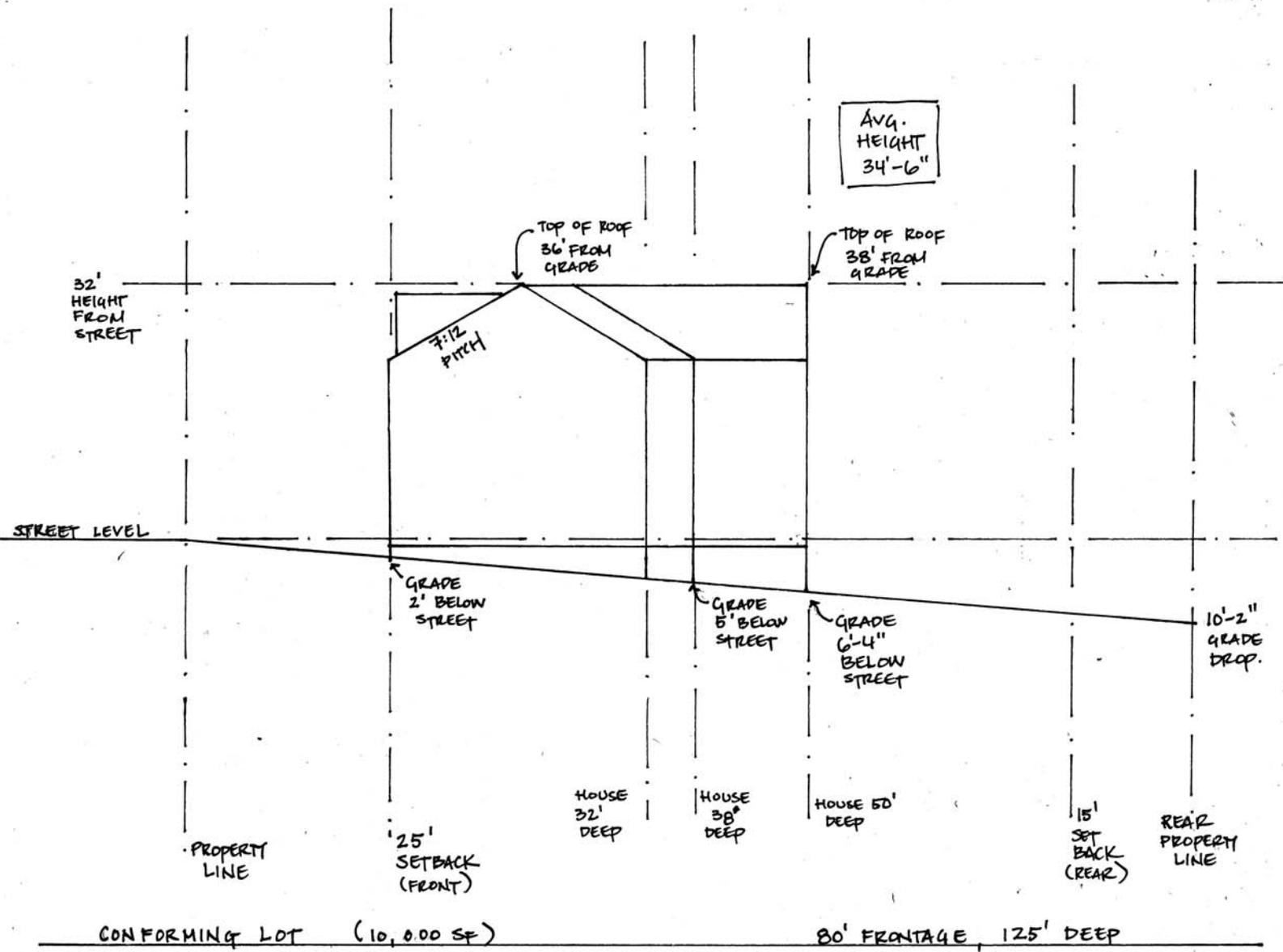
GRADE
2'
BELOW
STREET

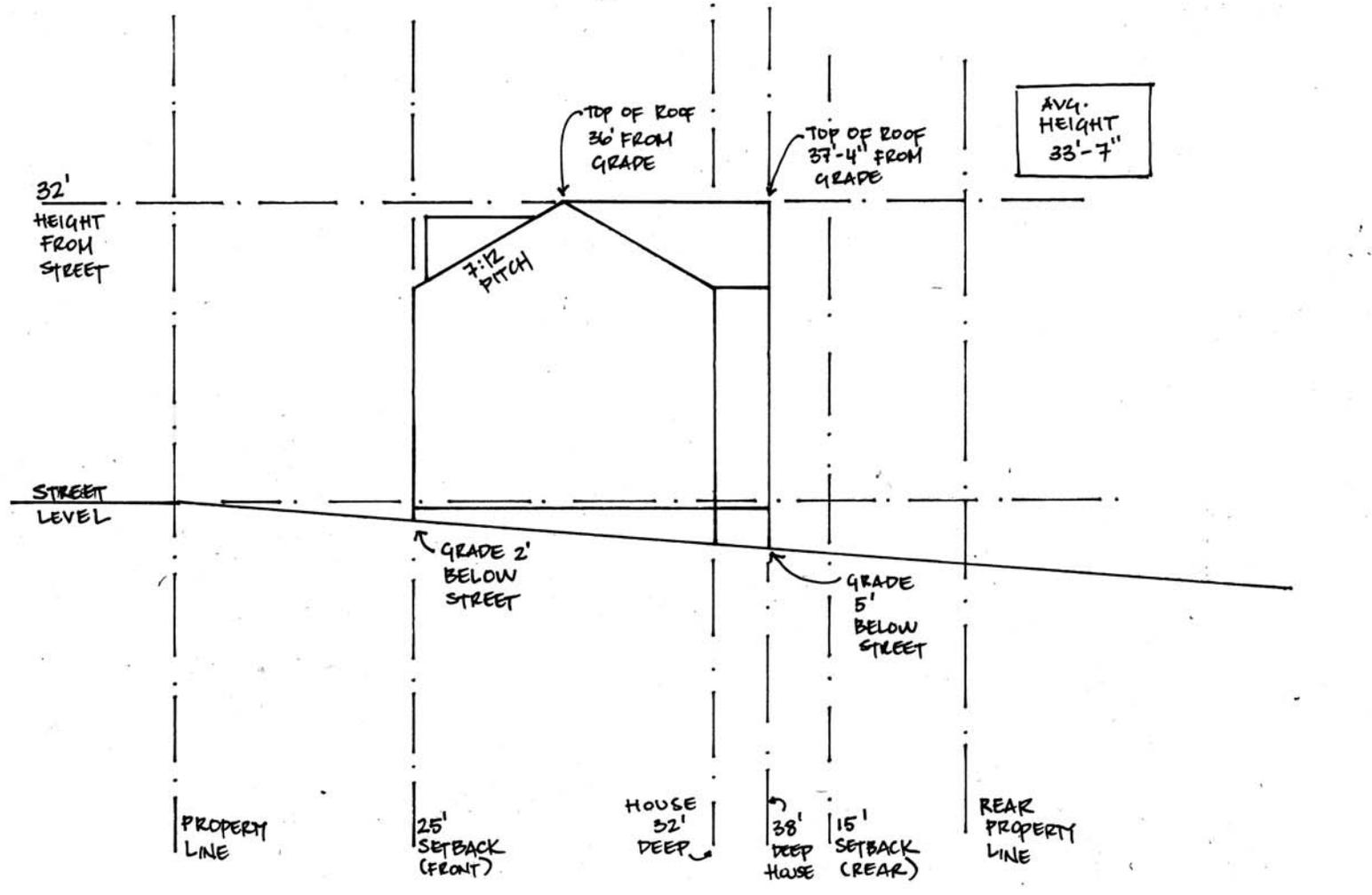
GRADE
4'-4"
BELOW
STREET

GRADE 6'
BELOW
STREET

GRADE 7'
BELOW
STREET

11'-0"
GRADE
DROP





CONFORMING LOT WIDE FRONT / SHALLOW DEPTH 120' FRONTAGE, 85' DEPTH