

**1.e Zoning and Current Use**Site zoning district: SR2

Please briefly describe known current use or prior use of site:

**Property is currently under purchase and sales agreement.**

| Zoning Analysis                           | Zoning Requirements | Proposed Development |
|-------------------------------------------|---------------------|----------------------|
| Minimum Area (ft.):                       | 10,000 sf           | 35,286               |
| Minimum Frontage(ft.):                    | 80 feet             | 99 feet              |
| Maximum Gross Floor Area Ratio:           | .32                 | .698                 |
| Minimum Setbacks (ft.):                   |                     |                      |
| Front Yard (ft.):                         | 20 feet             | 46.3                 |
| Side Yard(ft.):                           | 14.5 to 16.5 feet   | 13.2 and 12.9 feet   |
| Rear Yard (ft.):                          | 20 feet             | 72.3 feet            |
| Minimum Lot Width (ft.):                  | n/a                 |                      |
| Maximum Height (ft.):                     | 35 Feet             |                      |
| Number of Stories:                        | 2.5 stories         | 2 story              |
| Minimum Number of Parking Spaces:         | 2 spaces            | 28 spaces            |
| Ratio of Parking Spaces to Housing Units: | 2                   | 1.75                 |

Please list and describe the local standards and zoning waivers requested. If needed, attach additional sheet (see attachments) :

1 The multi-family use is not allowed.

2 Floor area ratio is exceeded.

3 Existing building is not compliant to side set backs

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