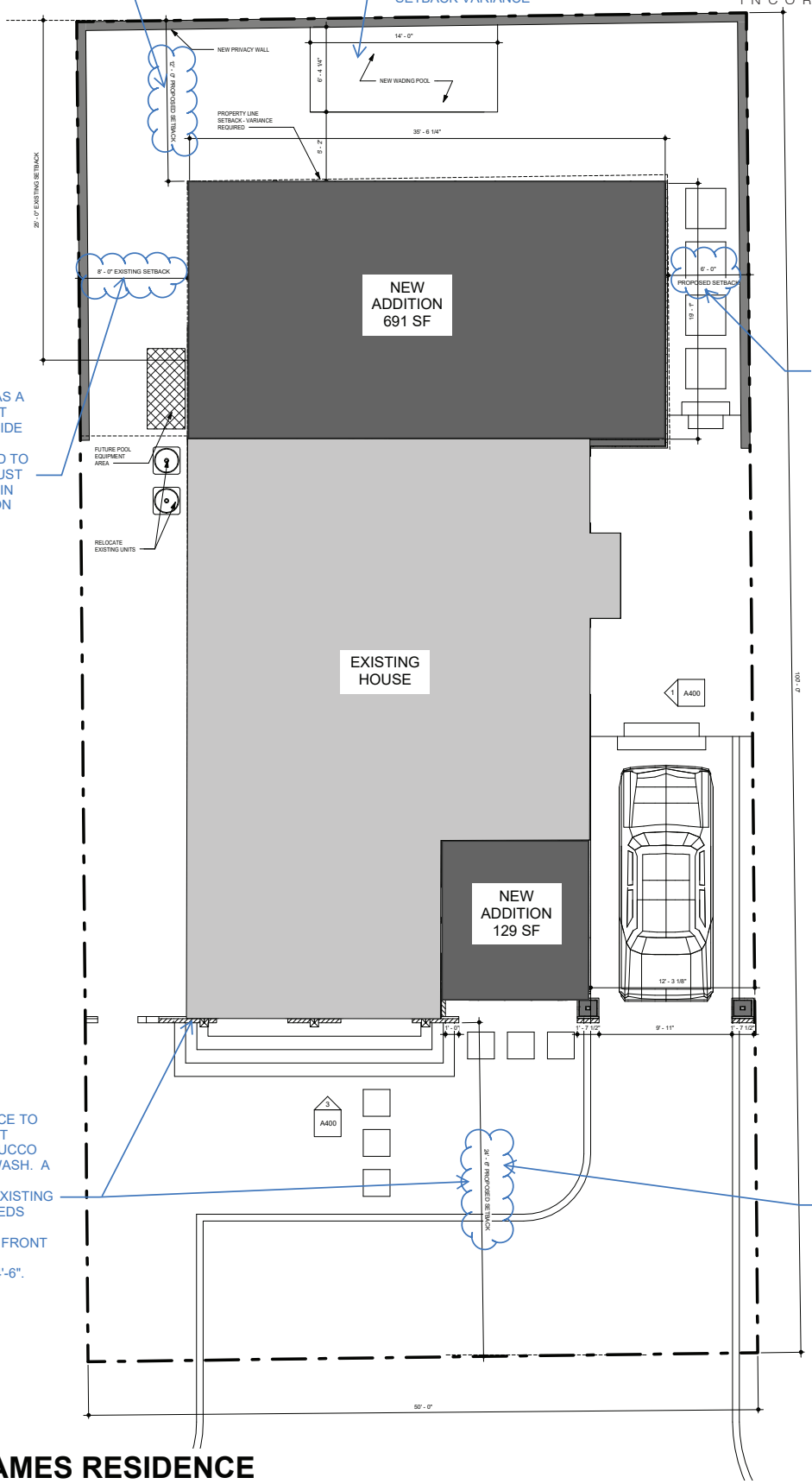
REQUESTING AN 18' VARIANCE TO ALLOW FOR 12'-0" REAR SETBACK DUE TO HARDSHIP OF LOT SIZE. BUILDING WOULD NOT BE TALLER THAN 22'-0"

POOLS REQUIRE A 10'-0" SETBACK OFF OF REAR PROPERTY LINE. THIS WOULD NOT BE A FULL SIZE POOL AND WOULD BE MORE OF A DIPPING OR WADING POOL - WE ARE REQUESTING THE POOL BE ALLOWED TO SIT AGAINTS THE REAR PRIVACY WALL AND THEREFORE REQUESTING A 10'-0" SETBACK VARIANCE

THOMPSONARCHITECTURE
INCORPORATED



LOT IS RECOGNIZED AS A NONCONFORMING LOT PER ZONING CODE. SIDE YARD SETBACK IS THEREFORE ALLOWED TO BE 8'-0". REQUESTING A 2'-0" VARIANCE

LOT IS RECOGNIZED AS A NONCONFORMING LOT PER ZONING CODE. SIDE YARD SETBACK IS THEREFORE ALLOWED TO BE 8'-0". BUILDING MUST REMAIN BELOW 22'-0" IN HEIGHT. NEW ADDITION WOULD ALIGN WITH EXISTING HOME. - NO VARIANCE REQUIRED.

REQUEST VARIANCE TO REVISE THE FRONT VENEER FROM STUCCO TO A BRICK LIMEWASH. A 35'-0" SETBACK IS REQUIRED. THE EXISTING RESIDENCE EXCEEDS THIS DIMENSION. REQUESTING THE FRONT SETBACK TO BE REDUCED 4" TO 24'-6".

FRONT YARD SETBACK IS SET AT 35'-0". BUILDING MUST REMAIN BELOW 35'-0" IN HEIGHT. VARIANCE REQUIRED FOR NEW ADDITION

JAMES RESIDENCE
304 DEXTER AVENUE

POTENTIAL FIRST FLOOR ADDITION - 652 SF + 129 SF
POTENTIAL SECOND FLOOR ADDITION - 503 SF + 129 SF
TOTAL PROPOSED ADDITION 1,413 SF

		ALLOWABLE	PROVIDED	IF HAD CONFORMING LOT
LOT SIZE	5,000 SF			
FOOTPRINT	1,997 SF	35 %	39 %	26.6 %
IMPERVIOUS	2103 SF	40%	42%	28%