

**DETAILED STATEMENT TO EXPLAIN HOW THIS APPLICATION MEETS THE SPECIFIC TESTS
IDENTIFIED IN THE ZONING REGULATIONS FOR VARIANCE:**

R-4 DISTRICTS: GENERAL PROVISIONS

PERCENTAGE OF LOT OCCUPANCY

Under 403.2 regulation

R-4 Row dwelling, maximum percentage of lot occupancy is 60% allowed

<u>Allowed</u>	<u>Provided</u>	<u>Variance</u>
743 Sq Ft	800 Sq Ft	58 Sq Ft/ 4.6%

REAR YARDS

Under 404.1 Regulation

Minimum depth of rear yard:

<u>Required</u>	<u>Provided</u>	<u>Variance</u>
Min. 20Ft	20 Ft	0 FT / 0%

SIDE YARD

Under 405.8 Regulation

In the case of a building existing on or before May 12, 1958, with a side yard less than eight feet (8ft) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5ft.).