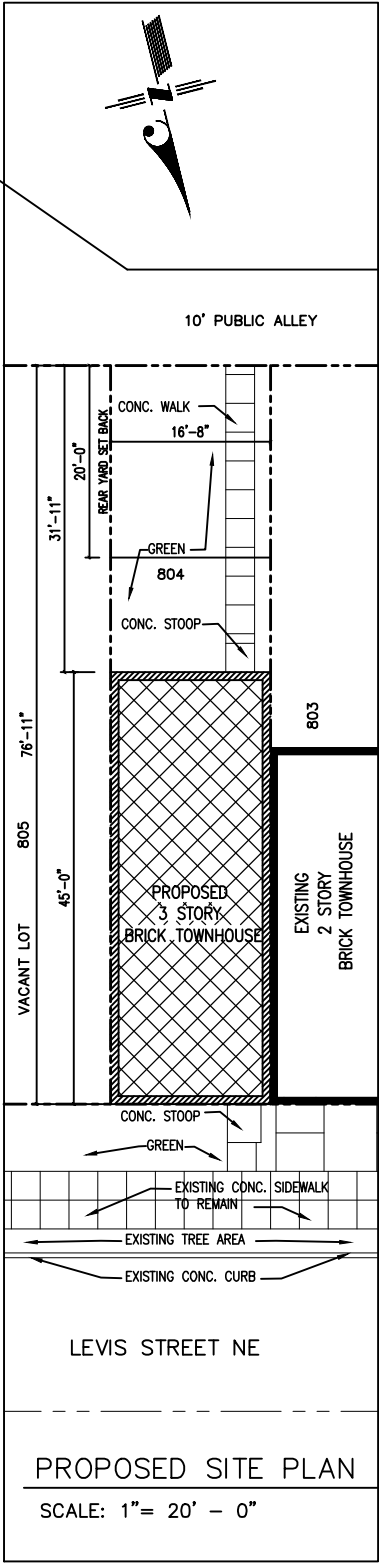
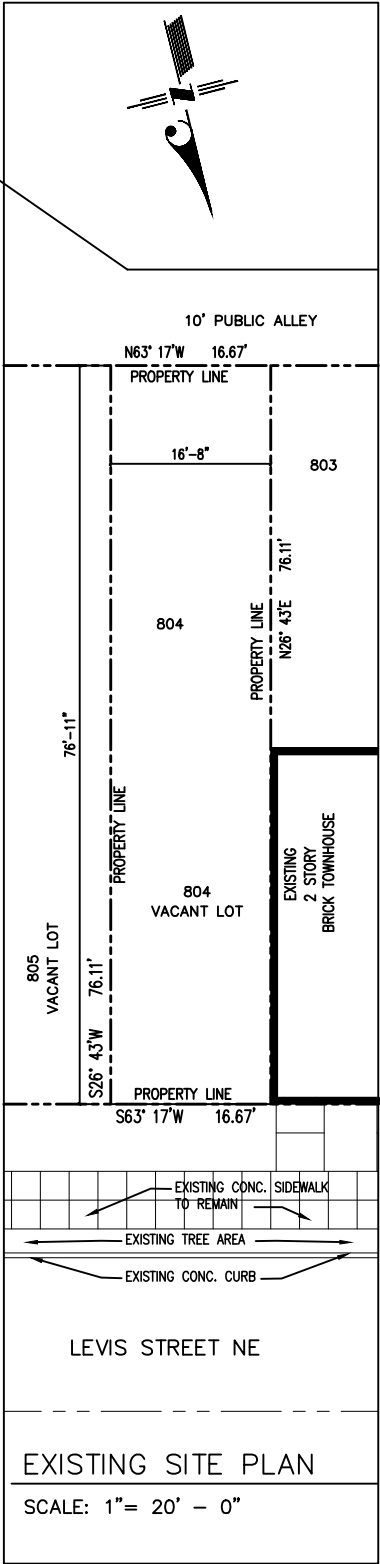
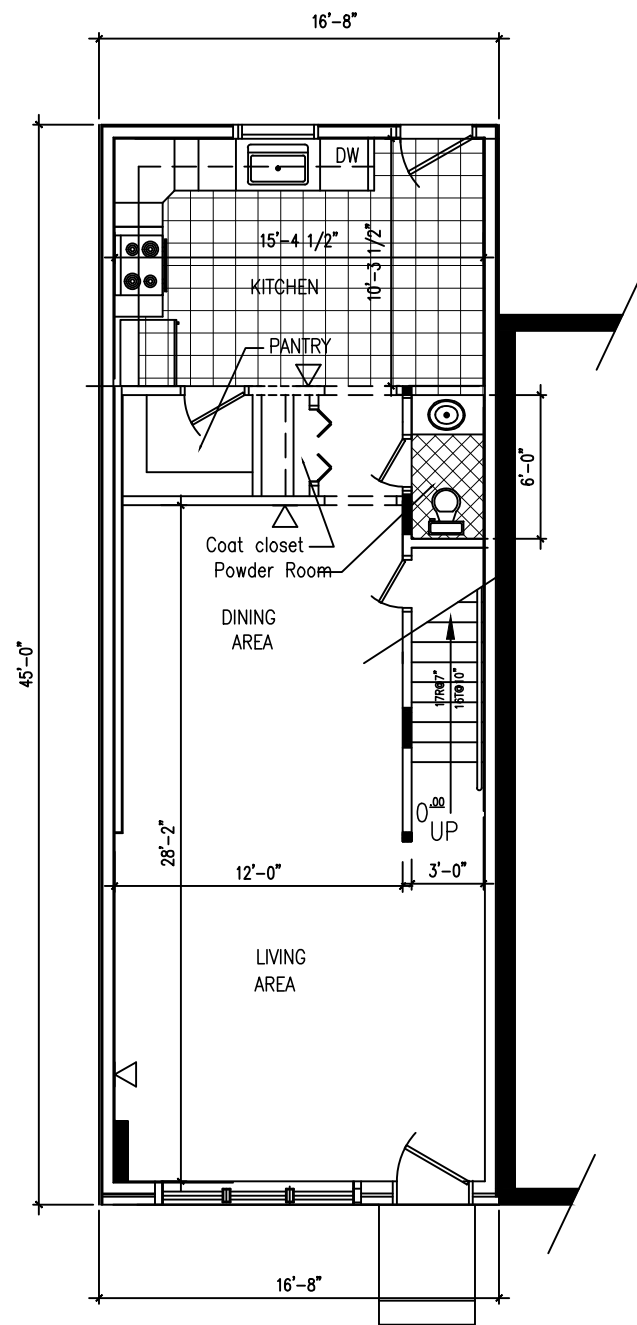
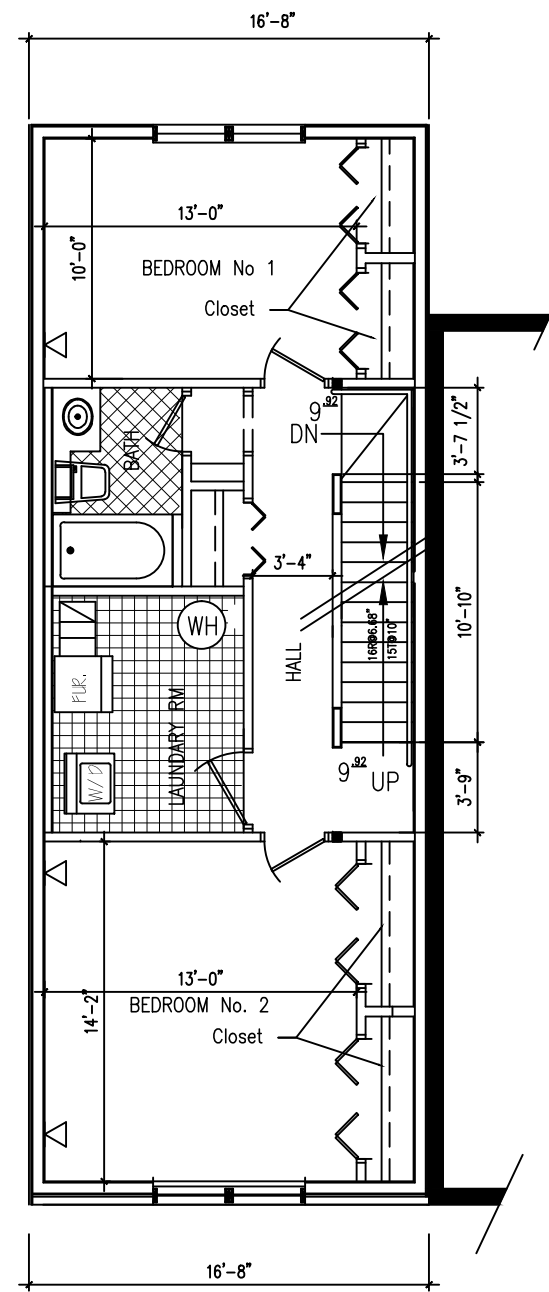




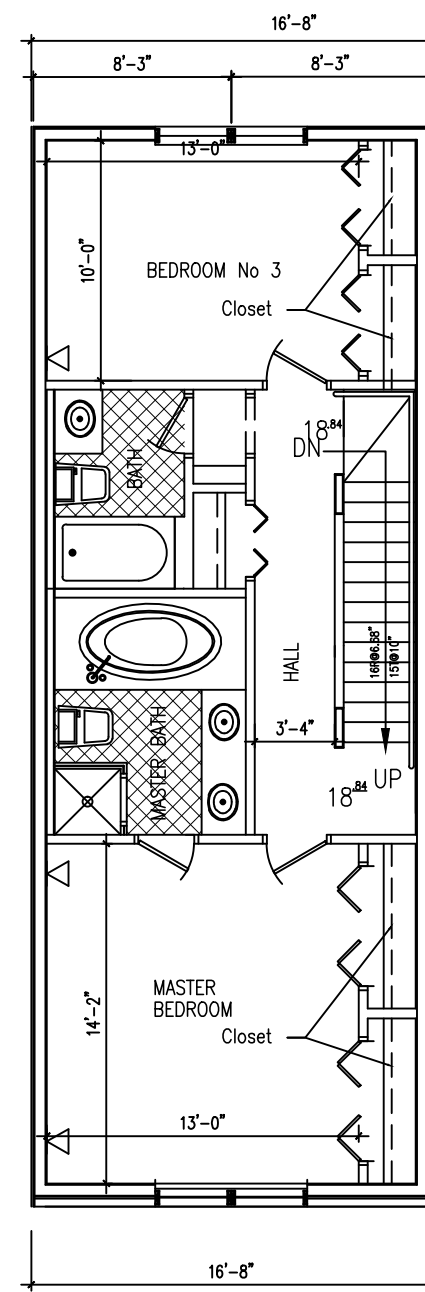
SUBJECT LOT ZONING DATA			
LOT 804 SQUARE 4074			
ZONING DISTRICT R4 – Residential Townhouse			
EXISTING USE Vacant LOT			
PROPOSED USE Residential (Townhouse)			
ZONING RESTRICTIONS	ALLOWABLE	PROPOSED	REMARKS
Number of Stories (Max)	3	3	Complies fully with zoning regulations.
FAR (Floor Area Ratio)	N/A	N/A	Complies fully with zoning regulations.
% Lot Occupancy	60%	59.1%	Complies fully with zoning regulations.
Front yard (Minimum)	N/A	N/A	Complies fully with zoning regulations.
Side yard (Minimum)	N/A	N/A	Complies fully with zoning regulations.
Rear yard (Minimum)	20'	20'	Complies fully with zoning regulations.
Height (Maximum)	40'	30'–8 1/2"	Complies fully with zoning regulations.
Minimum Lot Area	1,800 SF	1,269 SF	Requesting Area Variance of 531 SF.
Minimum Lot Width	18 Feet	16.67 Feet	Requesting site width Variance of 1.33 feet



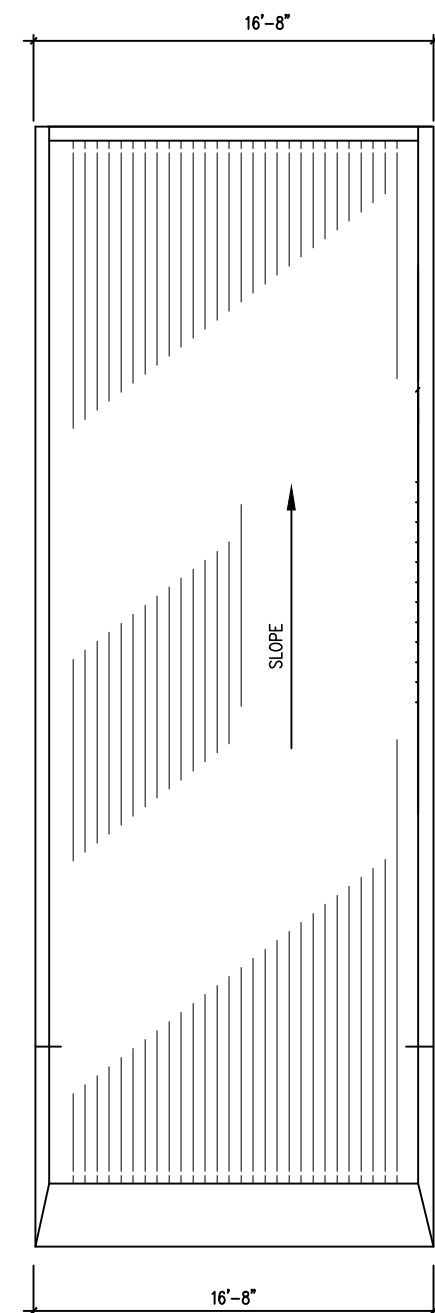
B
1 **FIRST FL. PLAN**
SCALE: 1/8" = 1' - 0"



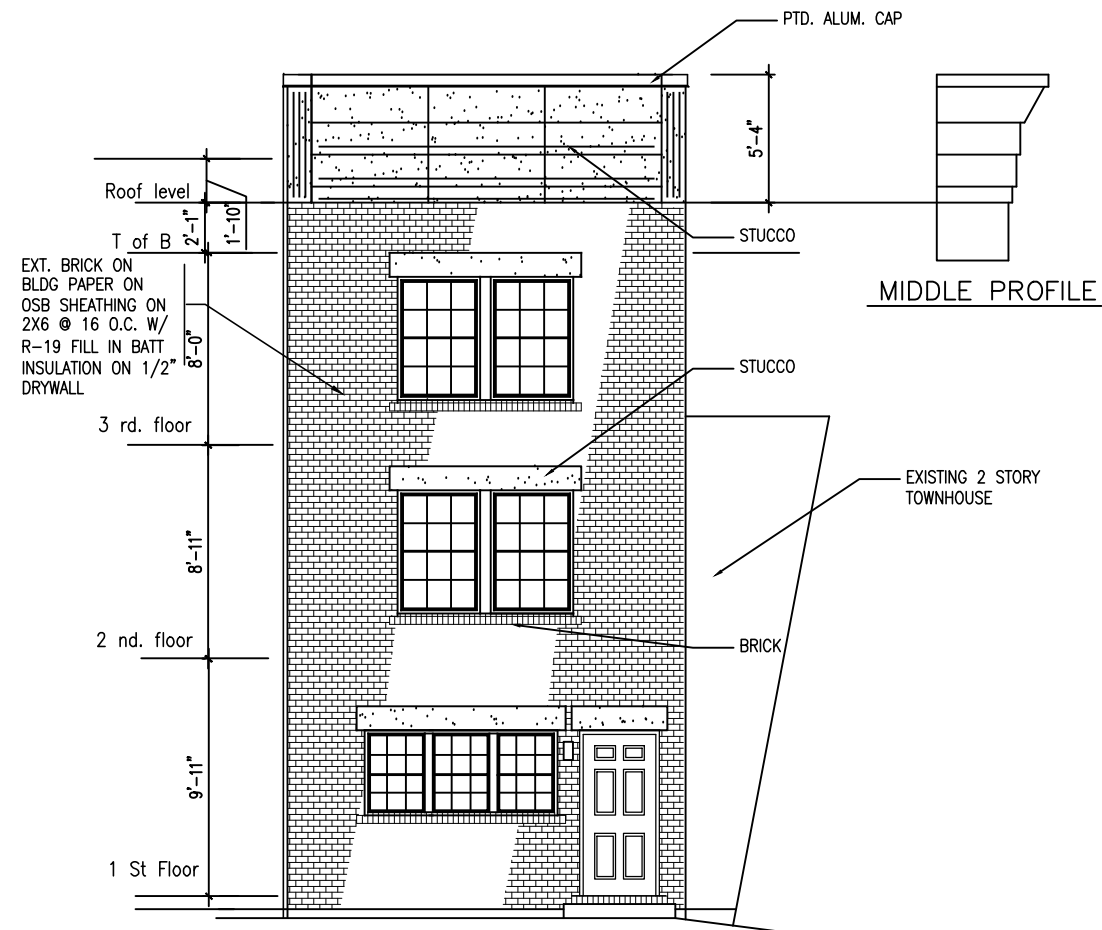
2 **SECOND FL. PLAN**
SCALE: 1/8" = 1' - 0"



3 **THIRD FL. PLAN**
SCALE: 1/8" = 1' - 0"

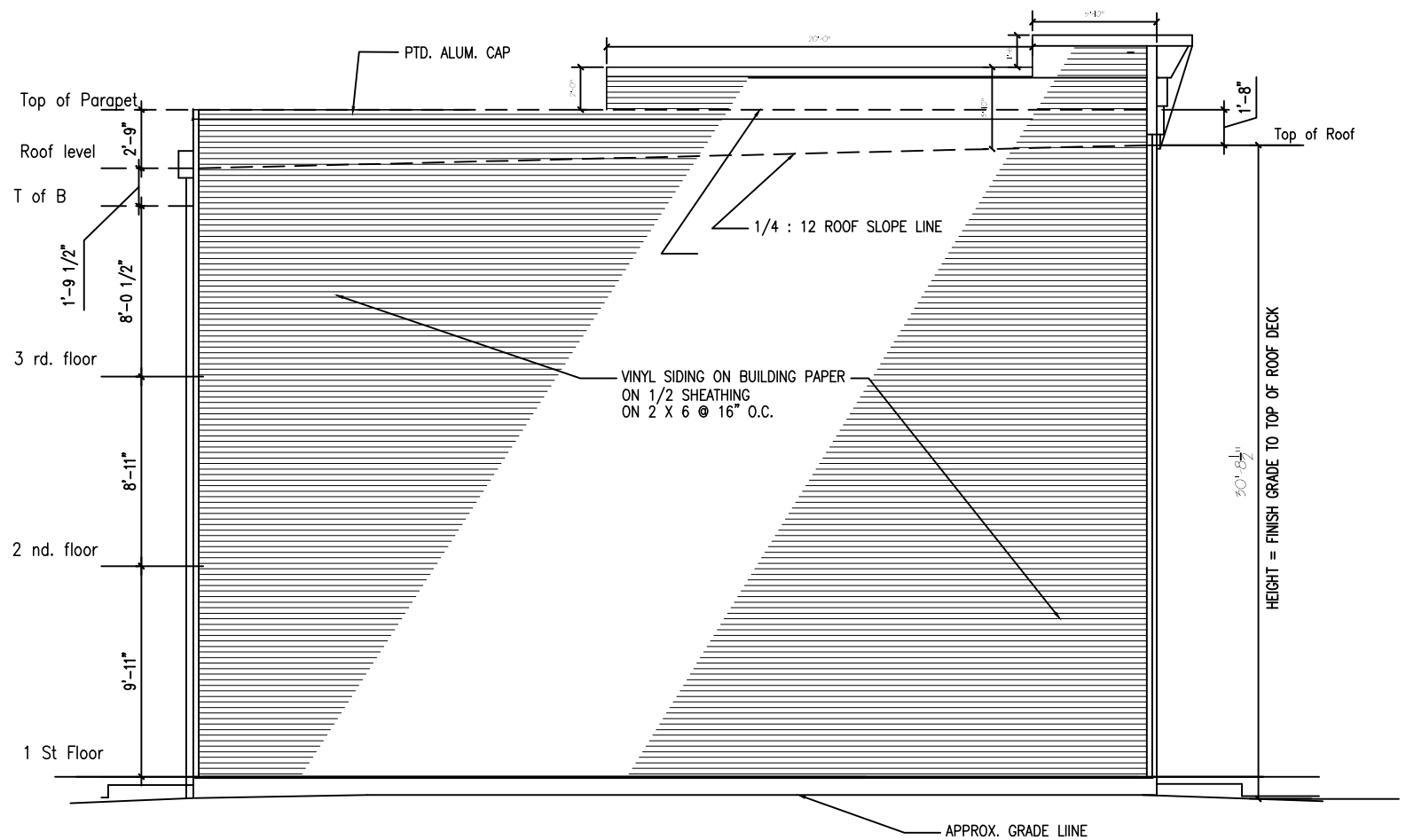


4 **ROOF PLAN**
SCALE: 1/8" = 1' - 0"



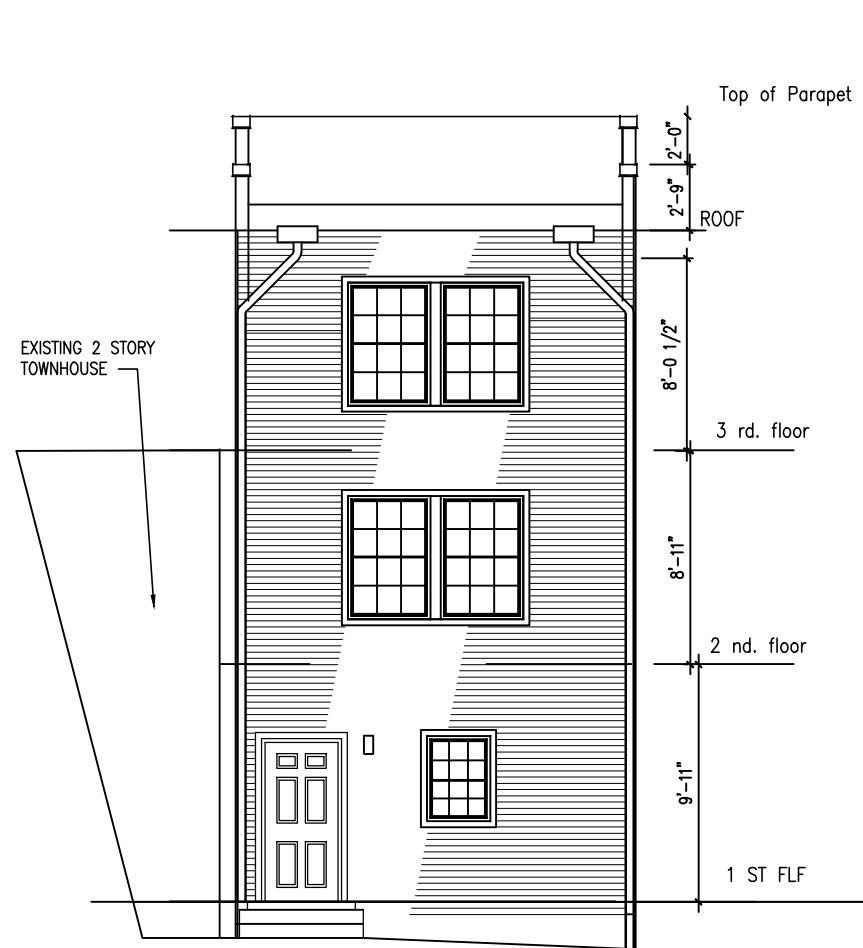
FRONT ELEVATION

SCALE: 1/8" = 1' - 0"



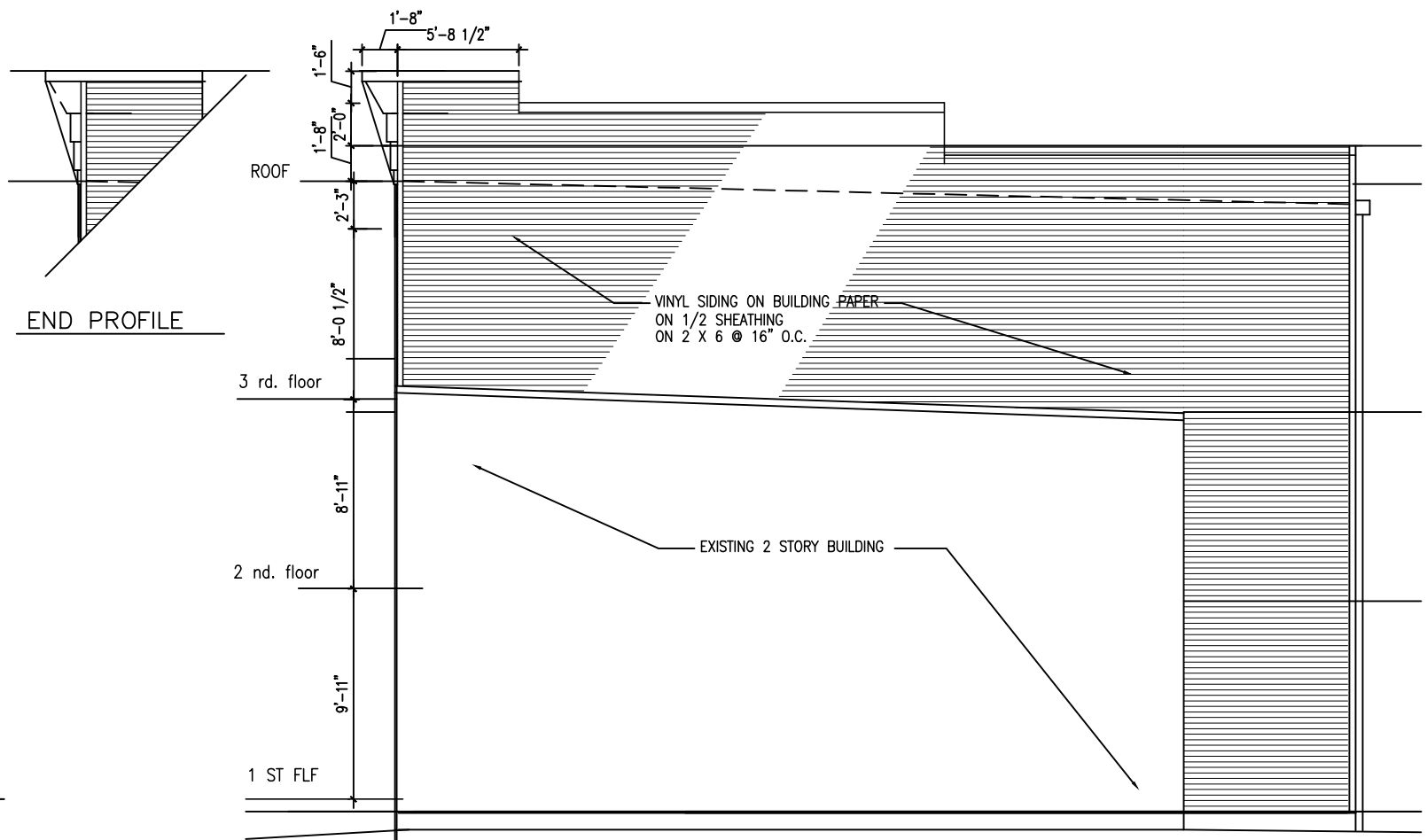
LEFT HAND SIDE ELEVATION

SCALE: 1/8" = 1' - 0"



REAR ELEVATION

SCALE: 1/8" = 1' - 0"



RIGHT HAND SIDE ELEVATION

SCALE: 1/8" = 1' - 0"