

Burden of Proof

This project is zoned R-3 and is a semi detached residential dwelling. It has a maximum Lot occupancy of 40% which the existing structure is currently at. The proposed structure will increase the Lot Occupancy to 52.7%. Per the zoning regulations Chapter 2, Section 223, Zoning Relief for additions to One Family Dwellings, subsection 223.3 the lot occupancy shall not exceed 70% in R-3 districts. We will comply with this special exception. We are also providing a useable off street parking space in an area that is extremely congested with very little on street parking. The proposed structure will not greatly alter the function or appearance of the previous smaller deck.