

Exhibit 2

Density and Height

As indicated above, the project is well within the parameters for height and density for a R-5-A PUD. It is also within the parameters for density for a matter-of-right project. Only seven units exceed the maximum height restrictions for a matter-of-right project – those units exceed the height limit by a maximum of two feet.

To demonstrate the appropriateness of the project height and density, attached as Exhibit 3 is a volumetric study of a matter-of-right development on the site. Also attached as Exhibit 3, for the sake of comparison, is a volumetric study of the proposed PUD (please note that this exhibit does not account for the removal of unit 10 or the reduction in height of unit 37). The studies make it evident that the proposal will not have a negative effect on neighboring properties.