

PROJECT SUMMARY TABLE			
ZONING	RR-2		
NUMBER OF UNITS	2		
STANDARDS	REQUIREMENT	PROPOSED	VARIANCE
LOT AREA	MIN - NONE	17,857 SF ±	
LOT WIDTH	MIN - 25'-0"	80'-11" ±	
LOT COVERAGE	MAX - 65%	22.6 % (4,039 SF)	
FLOOR AREA RATIO	MAX - NONE	n/a	
BUILDING HEIGHT	MAX - 75'-0"	55'-5" ±	
AVERAGE PLATE HEIGHT	MAX - N/A	n/a	
FRONT SETBACK - MIN	P - 20'-0" ACC - 25'-0" PORCH - 15'-0"	20'-6" & 20'-1" ± n/a 15'-7" ±	
SIDE SETBACK - MIN	P - 15'-0" ACC - 10'-0"	15'-5" ± n/a	
REAR SETBACK - MIN	P - 15'-0" ACC - 10'-0"	29'-11" ± n/a	
PARKING	2/DU SINGLE FAMILY	4 SPACES IN GARAGE(S)	
SNOW STORAGE	n/a	n/a	

NOTE:  
1. DUPLEX USE ALLOWABLE ON THIS PROPERTY, RESOLUTION 2019-16 FOR APPLICATION CU-18-11. DUPLEX DESIGN STANDARDS APPLY, AND THE DUPLEX IS EXEMPT FROM BASE AREA DESIGN STANDARDS.  
2. FRONT SETBACK MEASURED FROM ACCESS EASEMENT ALONG NORTH PROPERTY LINE.

## SITE NOTES

1.) SURVEY PROVIDED BY: FOUR POINTS SURVEYING AND ENGINEERING, JOB # 1055-032, DATED OCTOBER 31, 2024.

2.) VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY INSTALLATION AND LAYOUTS WITH UTILITY COMPANIES. ALL UTILITIES TO BE UNDERGROUND U.N.O.

3.) STAKE NEW FOUNDATION LOCATIONS FOR OWNER APPROVAL PRIOR TO ANY WORK. CONTRACTOR RESPONSIBLE FOR ACCURATE PLACEMENT OF ALL CONSTRUCTION ON THE SITE.

