

ZONE REQUIREMENT	R-2 ZONE	PROPOSED LOT 4.01	PROPOSED LOT 4.02
MIN. LOT AREA	7,500 SF	3,750 SF (V)	3,750 SF (V)
MIN. LOT WIDTH	50'	50'	50'
MIN. LOT FRONTAGE	50'	50'	50'
MIN. LOT DEPTH	125'	75' (E)	75' (E)
PRINCIPAL BUILDING			
MIN. FRONT YARD SETBACK	25'	17' (V)	17' (V)
MIN. SIDE YARD SETBACK			
-ONE	6'	9'	9'
-AGGREGATE OF BOTH	16'	19'	19'
MIN. REAR YARD SETBACK	35'	28' (V)	28' (V)
MAX. BUILDING COVERAGE	25%	24.8 %	<25%
MAX. DRIVEWAY COVERAGE	1,650 SF	3,76 S.F.	<1650 SF
MAX. SIDEWALK COVERAGE	200 SF	154 S.F.	<200 SF
MAX. DETACHED GARAGE COVERAGE	500 SF	0	<500 SF
MAX. BUILDING HEIGHT	2.5 STY/ 35'	29.5'	<2.5 STY/ 35'
MAX. IMPERVIOUS COVERAGE	55%	43.5 %	<55%
ACCESSORY BUILDING			
MIN. SIDE LOT LINE	6'	N/A	5' (E)
MIN. REAR LOT LINE	6'	N/A	0' (E)
MAX. BUILDING HEIGHT	1 STY/ 15'	N/A	1 STY/ 14.3'
MIN. BUILDING SEPARATION	20'	N/A	8.3' (V)

(E) = EXISTING NON-CONFORMITY
(V) = VARIANCE REQUESTED

EXISTING UNDERGROUND DOWNS
X 100 =
ET
G
W
S
EXISTING OVERHEAD WIRE SERVICE

FINAL SURVEY DETAIL

OUTBOUND BEARING/DIST.
1. S20°-00'-00"W 75.00'
2. N70°-00'-00"W 50.00'
3. N20°-00'-00"E 75.00'
4. S70°-00'-00"E 50.00'

NOTE: HEIGHT OF ROOF RIDGE ABOVE AVERAGE GRADE AROUND DWELLING = 29.5'

