

SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:			
PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	7,500 SQUARE FEET MIN	17,485 S.F.	14,909 S.F.
LOT WIDTH:	75 FEET MINIMUM	86 FEET	62 FEET <sup>(1)</sup>
LOT DEPTH:	100 FEET MINIMUM	197 FEET	181 FEET
YARD SETBACKS:			
FRONT YARD:	30 FEET MINIMUM	10.6 FEET <sup>(2)</sup>	21.7 FEET <sup>(2)</sup>
SIDE YARD <sup>(3)</sup> :	10 FEET MINIMUM	11.3 FEET	13.9 FEET
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	31.4 FEET	28.3 FEET
REAR YARD:	30 FEET MINIMUM	114.0 FEET	87.5 FEET
YARD SETBACKS (ACCESSORY STRUCTURE):			
SIDE YARD:	5 FEET MINIMUM	N/A	16.0 FEET
REAR YARD:	5 FEET MINIMUM	N/A	47.3 FEET
MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35 FEET	<35 FEET
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	N/A	<15 FEET
BUILDING COVERAGE:	MAX 30%	11.6%	13.1%

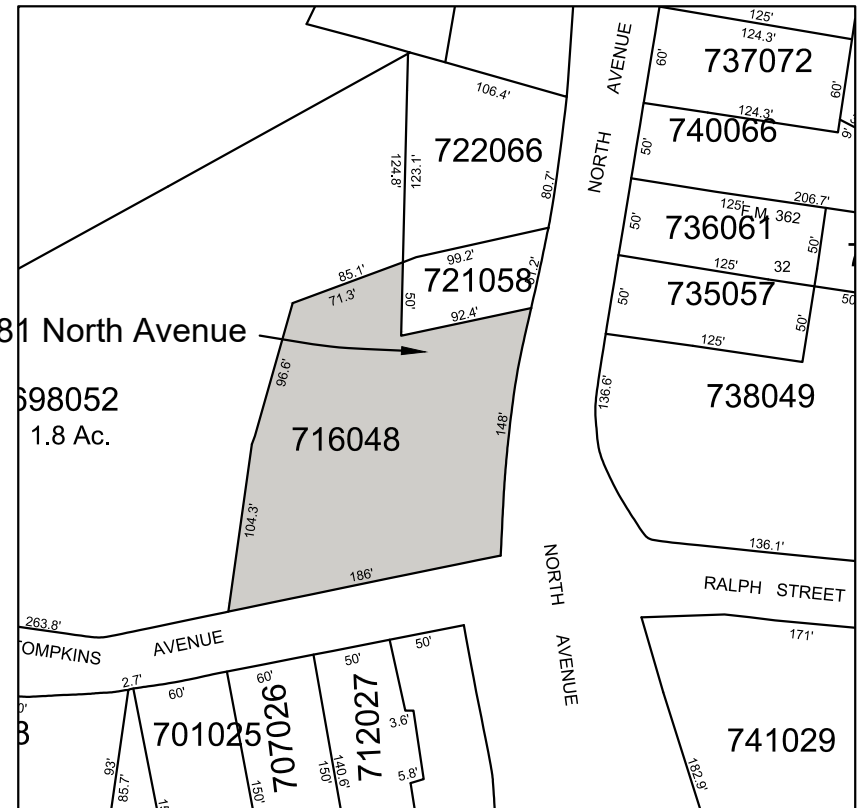
1. THE LOT WIDTH WAS MEASURED AT THE REAR OF THE PROPOSED STRUCTURE. PER SECTION 223-12(J), THE APPLICANT IS SEEKING AN AVERAGE DENSITY SUBDIVISION IN ORDER TO MAXIMIZE SEPARATION TO THE NATIONALLY REGISTERED HISTORIC PLACE TO THE WEST AND TO PROVIDE A CONSISTENT STREETSCAPE ALONG ROUTE 9D (NORTH AVENUE). APPLICABLE TO LOT 2, THE BULK DIMENSIONS MAY BE REDUCED TO THE NEXT LESS RESTRICTIVE ZONING DISTRICT, R1-5, THE ONLY DIFFERENCE DIMENSION THAT CHANGES IS THE MINIMUM LOT WIDTH TO 50 FEET FROM 75 FEET. THEREFORE, NO VARIANCE IS SOUGHT AS THE LOT IS COMPLIANT WITH THE LOT WIDTH IN THE R1-5 ZONE.

2. PRE-EXISTING, NON CONFORMING LOT 1. THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT 2 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO BUILDINGS ALONG NORTH AVENUE).

3. PER SECTION 223-13(i): ON A CORNER LOT IN ANY RESIDENCE DISTRICT, THERE SHALL BE PROVIDED A SIDE YARD ON THE SIDE STREET EQUAL IN DEPTH TO THE REQUIRED FRONT YARD ON SAID LOT. THIS REQUIREMENT APPLIES TO LOT 1.

SYMBOL LEGEND

- CATCH BASIN
- WATER VALVE
- STORM MANHOLE
- SHUT OFF VALVE
- HYDRANT



Location Map  
Not to Scale

Zoning Summary

Zoning District:	R1-7.5 (One Family)
Tax Map No.:	5955-19-716048
Existing Lot Area:	0.74 acres (32,394 sf)
Proposed Subdivided Lot Areas:	
Lot 1:	0.40 acres (17,485 sf)
Lot 2:	0.34 acres (14,909 sf)
Proposed Building Footprint:	1,300 Square Feet
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Office Building
Proposed Use:	Office Building
	Sub-divide property to create new office building on new lot

Parking & Loading

Parking Requirements	Area	Parking Requirement
Office / Professional Use		
Proposed Office Building		
1 space for each 200 square feet gross floor area per current Zoning Code requirements	2,600	13 Spaces
Existing Office Building to Remain		
Previously approved requirement of 1 space for each 250 square feet of gross floor area	2,340 SF	10 Spaces
Total Required Parking Spaces		23 Parking Spaces
Total Proposed Parking Spaces		23 Parking Spaces

Notes:

- The proposed Office use is allowed by Special Use Permit issued by the City Council.
- The siting of the proposed building on the newly created parcel fills a void in the continuous street frontage common along both sides of this block; and reinforces the historical nature of the original city plan along this length of North Avenue. The building screens the existing parking lot towards the rear of the property.
- The proposed and existing lots, after subdivision, will comply with bulk requirements for the R1-7.5 Zoning District, thereby making simpler a potential future conversion to residential use in either or both buildings.
- The proposed building complies with Zoning for setbacks and height.
- Office hours are 7:00am to 10:00 pm, Monday through Sunday, inclusive.
- The existing business identification sign is proposed to be relocated between the new and existing buildings, and visible from both directions from North Avenue. The sign is proposed to be modified to make it double-sided, and lit with a shielded, concealed light source 12 watt LED strip fixture.

Index of Drawings

Sheet 1 of 5	Site Plan, Floor Plans
Sheet 2 of 5	Buildable Area Diagram & Survey
Sheet 3 of 5	Renderings
Sheet 4 of 5	Grading & Utility Plan,
Sheet 5 of 5	Construction Details

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	03/27/18	REVISED PER PLANNING BOARD COMMENTS	AJS

# Special Use Permit Application

Sheet 1 of 5 - Site Plan