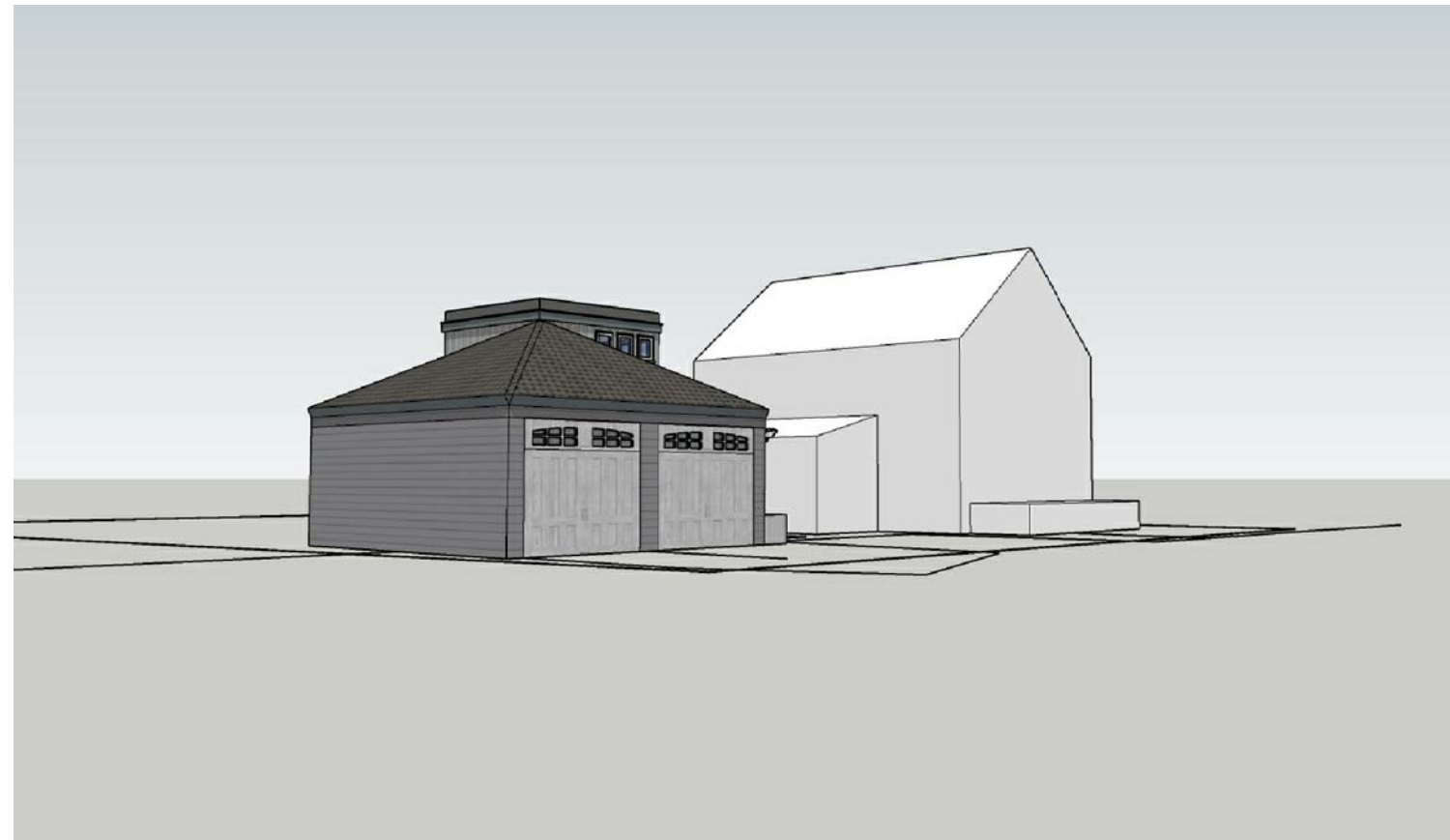
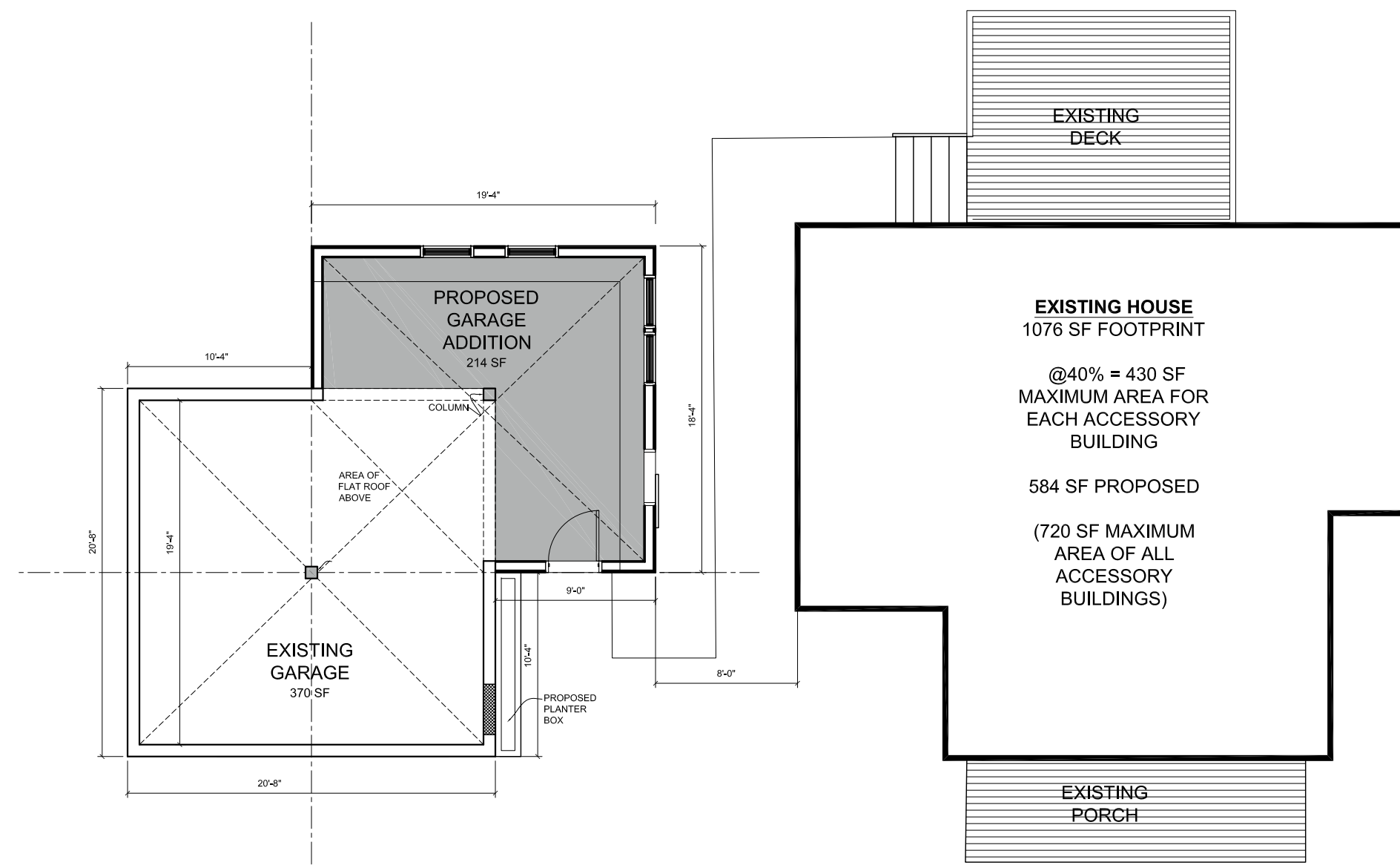


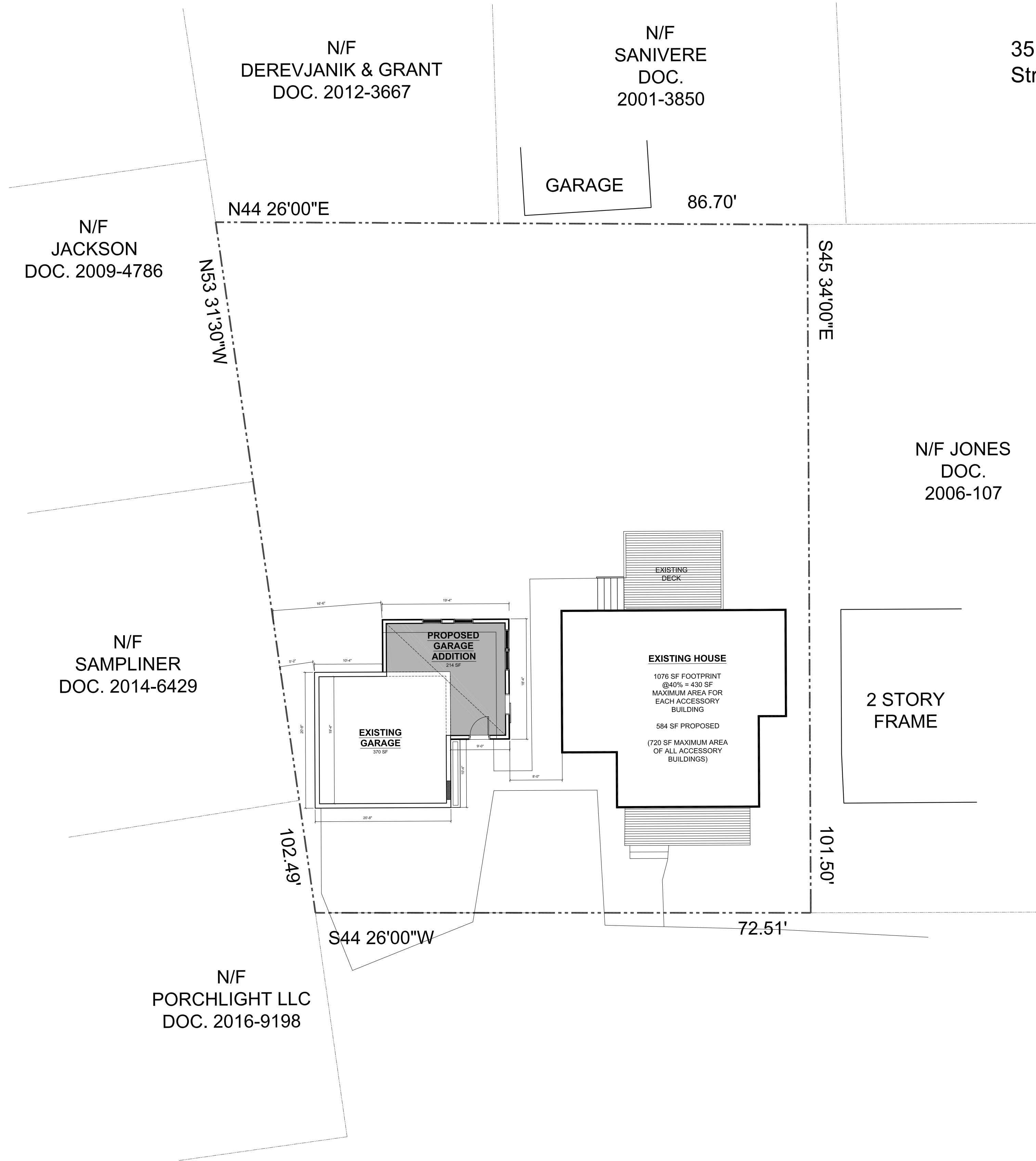
View from Street
 One story with maximum 15' high roof. Clerestory windows. No windows at neighbor side of addition.



View from Nearest Adjacent Property



Garage / Artist Studio Plan
 Scale: 1/8" = 1'-0"



Site Plan
 Scale: 1" = 10'
JOHN STREET



Zoning Summary

Zoning District:	R1-5
Tax Map No.:	5954-44-967664
Lot Area:	8,678 sf
Proposed Garage Footprint:	584 sf
Allowable Footprint By Zone:	720 sf
Allowable Footprint By Percent:	430 sf (40% of House Footprint)
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential – Garage/Studio

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
2 spaces per dwelling unit	1 single family	2 parking spaces
Total Required Parking Spaces		2 Parking Spaces
Total Proposed Parking Spaces		2 Parking Spaces

- Notes:**
- The allowable size of the garage by Schedule of Regulations for Accessory Buildings on Residential Lots, 223-17E, is 720 square feet for the R1-5 Zoning District.
 - The allowable size of the garage/studio by percent of house footprint per 223-17E (40% of house footprint allowed) is 430 square feet.
 - The applicant proposes a garage/artist studio of 584 square feet, which requires an area variance for size, based on the house footprint.
 - The proposed garage area is between what is allowable in the zoning district (720 sf), and what is allowable per the size of the house footprint (430 sf).

ACCESSORY BUILDING VARIANCE SUMMARY

720 SF PERMITTED BY ZONE
 430 SF PERMITTED BY PERCENT OF FLOOR AREA
584 SF PROPOSED GARAGE/STUDIO AREA

GARAGE IS 154 SF LARGER THAN PERMITTED BY PERCENT
 GARAGE IS 136 SF SMALLER THAN PERMITTED BY ZONE