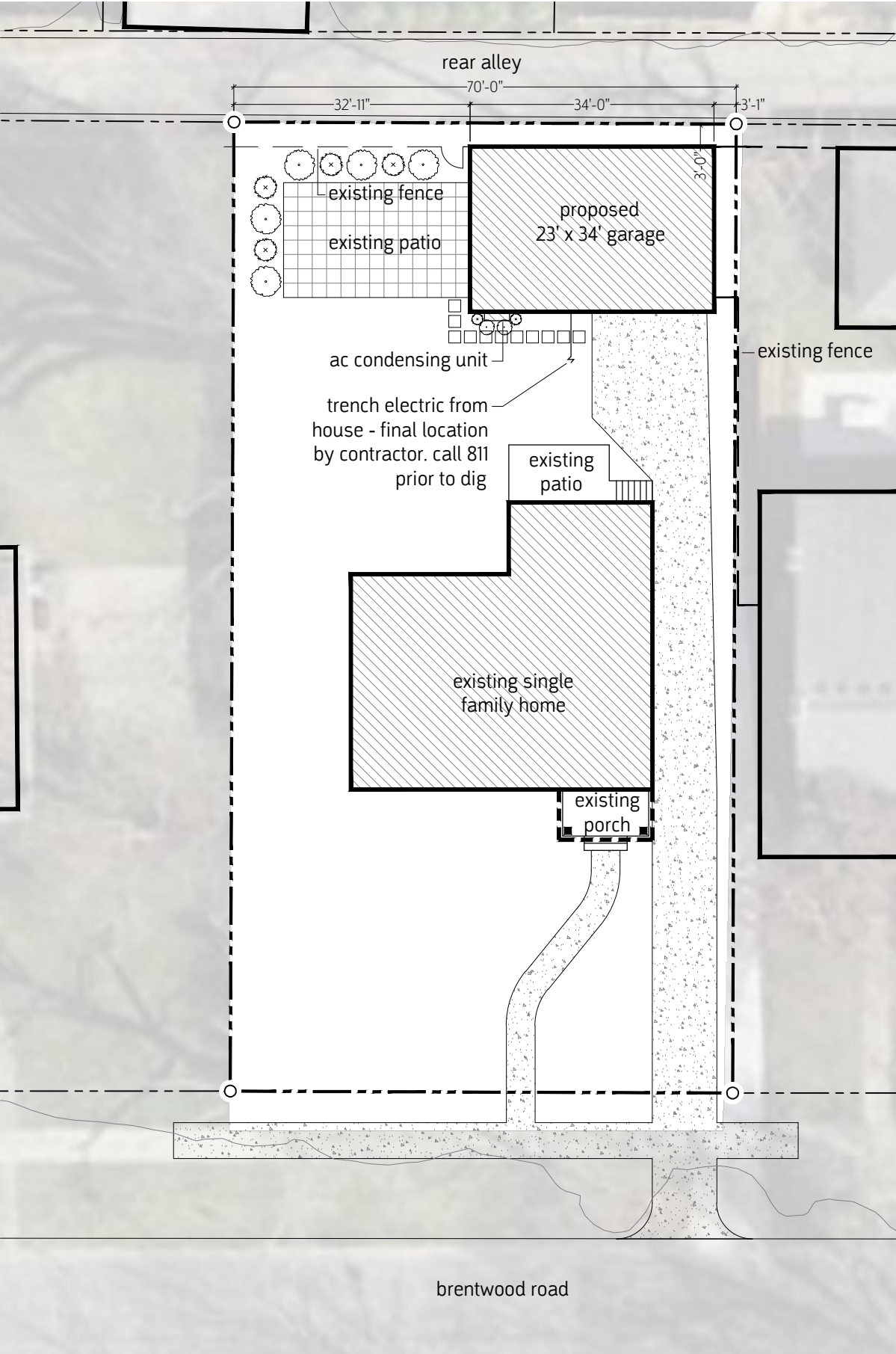


N SITE PLAN - EXISTING
SCALE 1" = 20'



N SITE PLAN - PROPOSED
SCALE 1" = 20'

LOT COVERAGE CALCULATIONS

GARAGE (NEW):	782 SF
HOUSE (EXISTING):	1460 SF
HARD SCAPE:	2051 SF
TOTAL:	4293 SF
SITE TOTAL (AUDITOR):	9450 SF
LOT COVERAGE (BLDG):	23.72%
LOT COVERAGE (ALL):	45.43%
LOT WIDTH = 34' / 70'	48.57%

VARIANCE REQUESTED (ZONING: R-6):

1252.15 - ACCESSORY USES AND STRUCTURES
PERMITTED ACCESSORY STRUCTURE LIMITED
TO 624 SF.

THE EXISTING GARAGE IS ALREADY
NON-CONFORMING (660 SF). THE PROPOSED GARAGE
OVERALL WILL BE IN LARGELY THE SAME FOOTPRINT
AND WILL BE AN IMPROVEMENT TO THE
NEIGHBORHOOD. AS PROPOSED THE GARAGE WILL
BE 782 SF WHICH IS ROUGHLY 25% LARGER THAN
WHAT IS PERMITTED AND 18.5% LARGER THAN THE
EXISTING STRUCTURE. THE NEW NON-CONFORMING
GARAGE IS STILL WELL UNDER THE MAX LOT
COVERAGE ALLOWED THEREFORE WE REQUEST A
VARIANCE FROM THIS ZONING CODE.