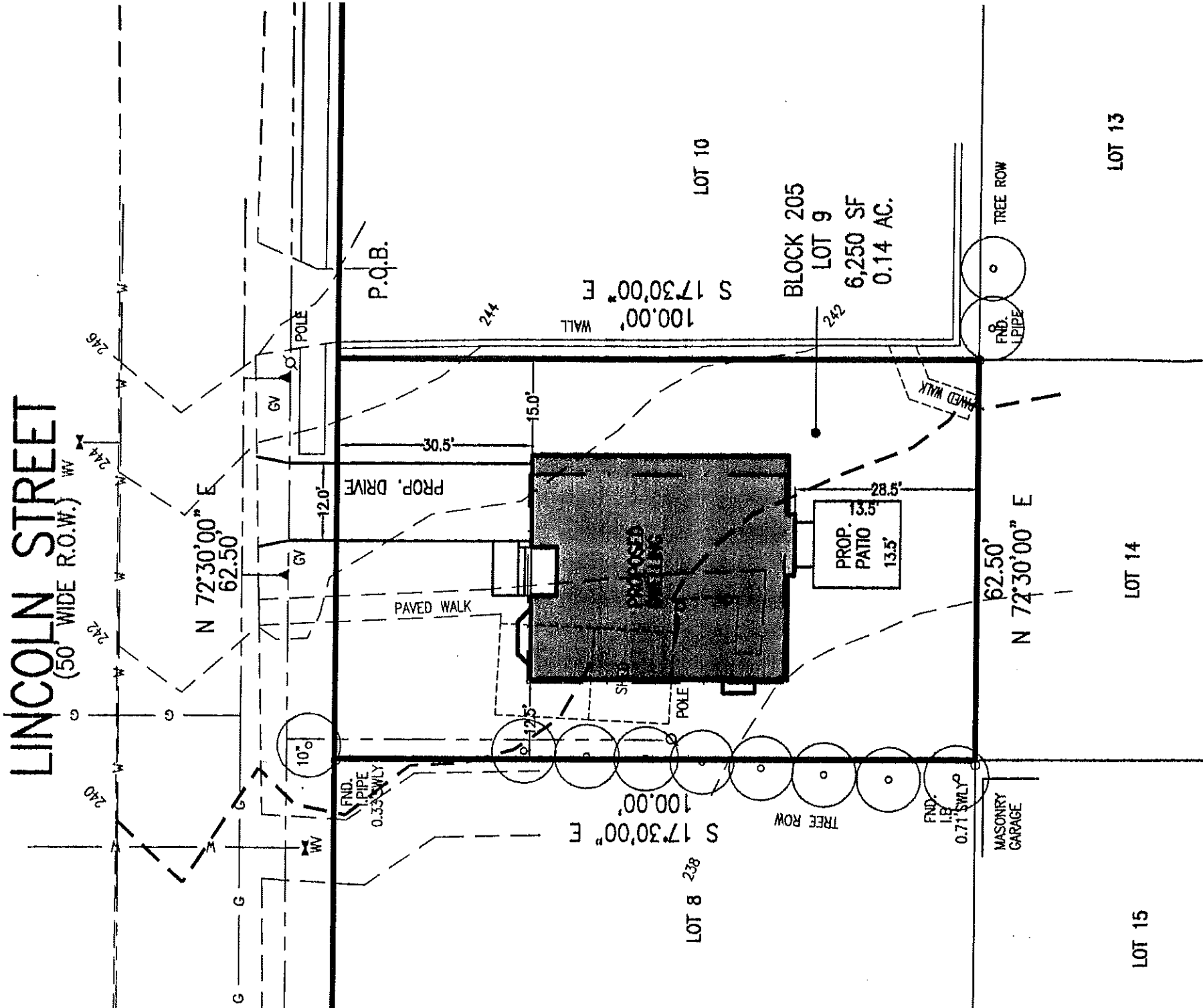


# LINCOLN STREET (50' WIDE R.O.W.)



**PROPOSED CONDITIONS**

ZONING CRITERIA

1) ZONED: R-10 (RESIDENTIAL)

2) ZONING REQUIREMENTS:

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MIN. LOT AREA	10,000 SF	6,250 SF*	6,250 SF*
MIN. LOT AREA (CORNER LOT)	11,000 SF	-	-
MIN. LOT WIDTH	100 FT	62.50 FT*	62.50 FT*
MIN. LOT WIDTH (CORNER LOT)	120 FT	-	-
MIN. LOT DEPTH	100 FT	100 FT	100 FT
MIN. FRONT YARD	30 FT	NA	30.5 FT
MIN. SIDE YARD	12 FT	NA	12.5 FT
MIN. COMBINED SIDE YARD	30 FT	NA	27.5 FT**
MIN. REAR YARD	30 FT	NA	28.5 FT**
ACCESSORY BLDG MIN. REAR YARD	5 FT	47.2 FT	NA
ACCESSORY BLDG MIN. SIDE YARD	5 FT	5.7 FT	NA
ACCESSORY BLDG MIN. FRONT YARD	30	39.6 FT	NA
MAX. BUILDING COVERAGE	20%	2.8%	22.1%**
MAX. OTHER IMPERVIOUS COVERAGE	10%	7.8%*	10.4%**
MAX. TOTAL IMPERVIOUS COVERAGE	30%	10.6%	32.5%**

\* DENOTES PRE EXISTING NON-CONFORMING CONDITION

\*\* DENOTES PROPOSED NON-CONFORMING CONDITION

COVERAGE CALCULATIONS

<u>EXISTING</u>	<u>PROPOSED</u>	
SHED	HOUSE	1379 SF
WALKS	FRONT WALK	80 SF
	DRIVE	366 SF
	PATIO	203 SF
TOTAL	TOTAL	2028 SF

SCALE	1" = 20'
BOOK	
JOB No.	
20-039	
DRAWN BY:	CHECKED BY:
SP	WGH