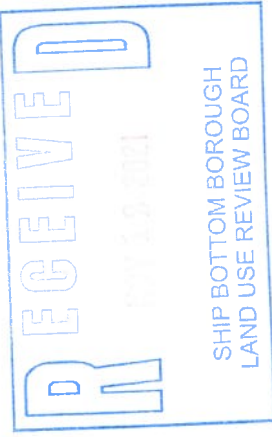
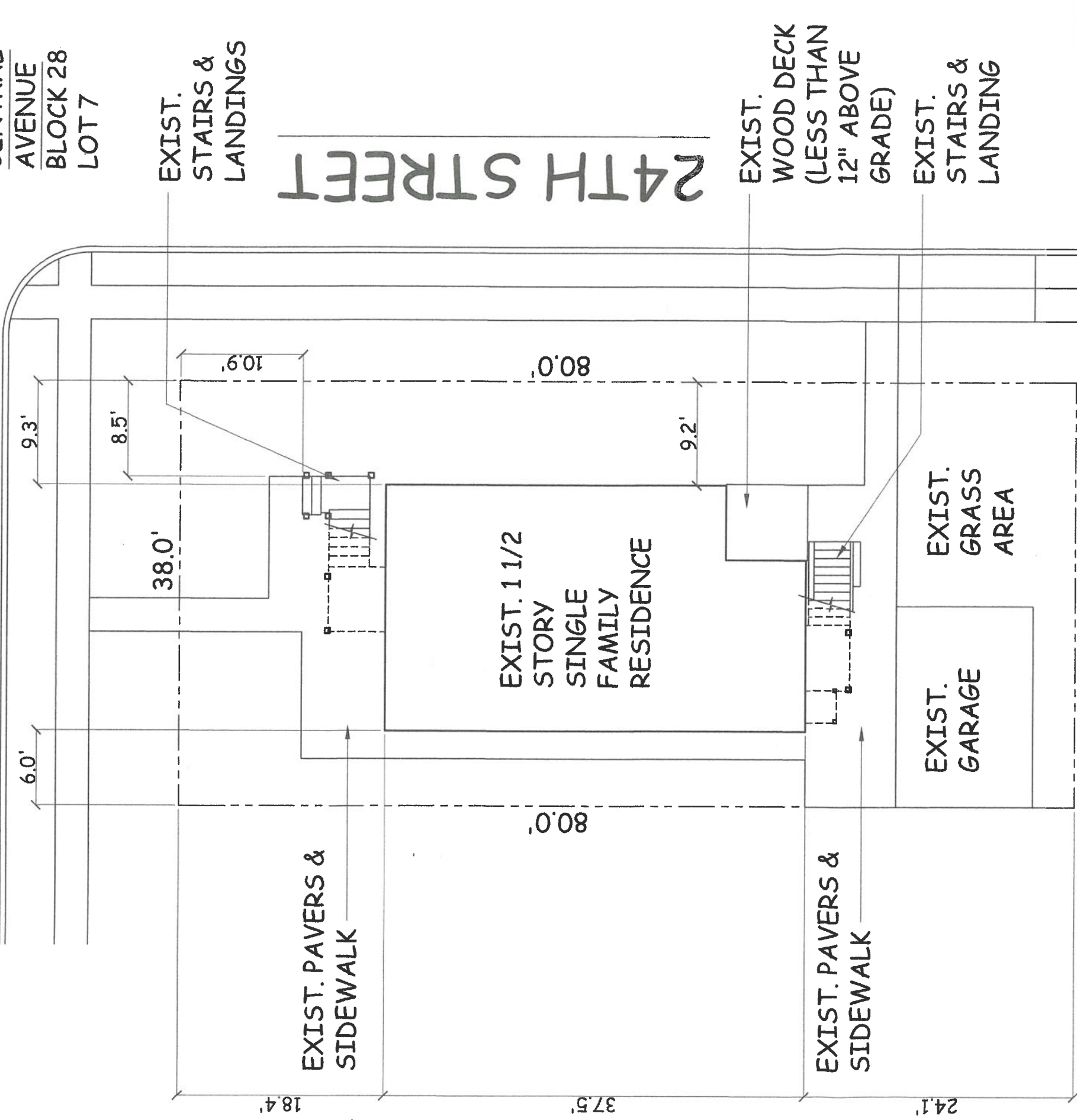


CENTRAL AVENUE

2402
CENTRAL
AVENUE
BLOCK 28
LOT 7



	REQ'D.	ACTUAL
LOT WIDTH & FRONTAGE	60'	38'
LOT DEPTH	80'	80'
LOT AREA	4,800 S.F.	3,040 S.F.
F/Y SETBACK	15'	10.9'/8.5' (DECK STAIR)
R/Y SETBACK	20'	N/A (CORNER LOT)
S/Y SETBACK	10' ONE/15' BOTH	6.0'/24.1'
FLOOR AREA	720 S.F.	777 S.F.
ACC. BLDG SETBACK	5'	0'/3.75'
BUILDING COVERAGE	35%	36.97%
LOT COVERAGE	75%	54.08%
BLDG HEIGHT	32'	23.5'
NO. OF STORIES	2.5	2

Existing
Site Plan

1

SCALE: 1" = 10'-0"

**SPECIAL REASONS/"D" VARIANCE IS
REQ'D AS LOT WIDTH IS LESS THAN 40'

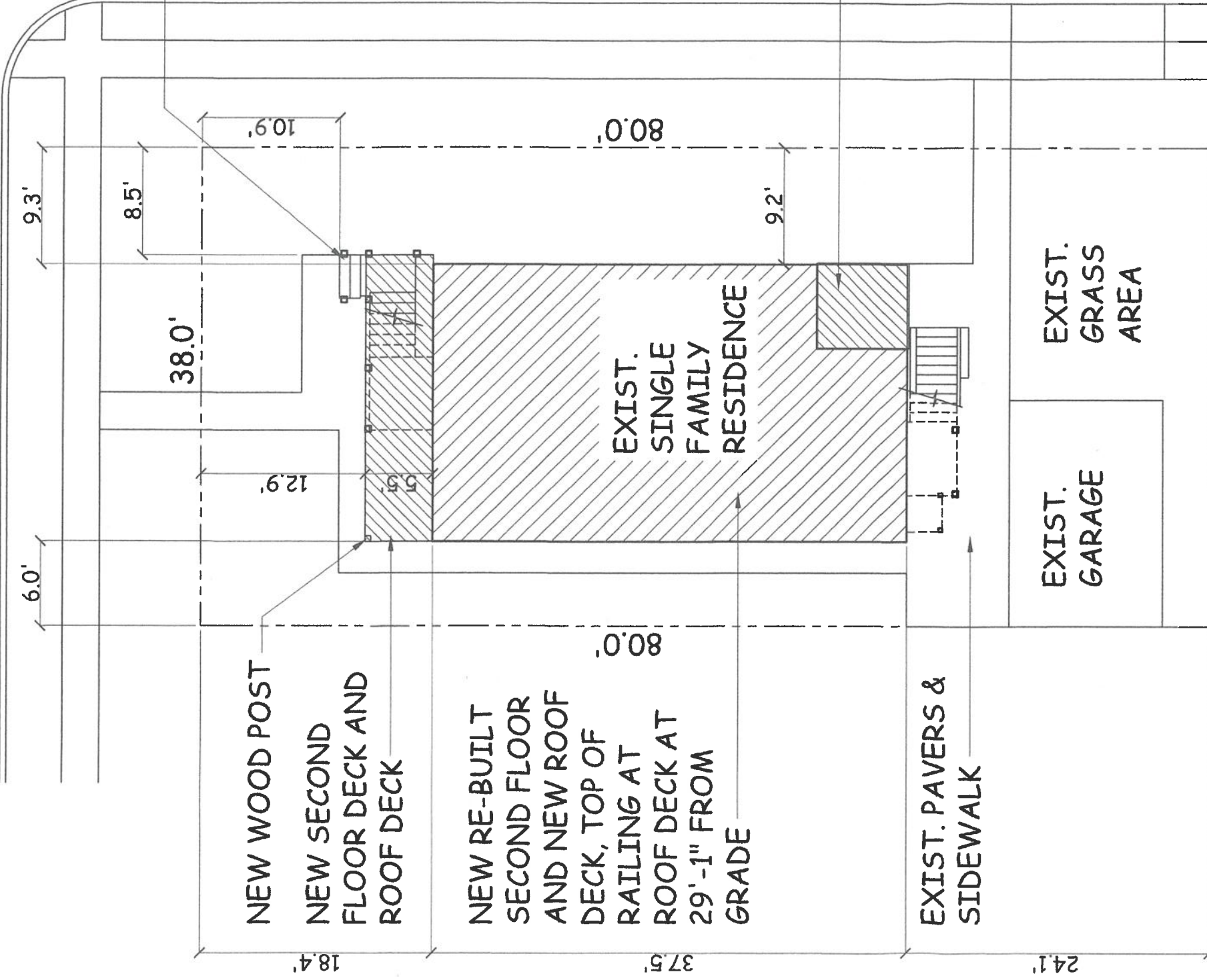
CENTRAL AVENUE

2402
CENTRAL
AVENUE
BLOCK 28
LOT 7

EXIST.
STAIRS &
LANDINGS

24TH STREET

NEW
GROUND,
FIRST AND
SECOND
FLOOR
ADDITION
AT EXISTING
WOOD DECK
AREA



	REQ'D.	ACTUAL
LOT WIDTH & FRONTAGE	60'	38'
LOT DEPTH	80'	80'
LOT AREA	4,800 S.F.	3,040 S.F.
F/Y SETBACK	15'	10.9'/8.5' (DECK STAIR)
R/Y SETBACK	20'	N/A (CORNER LOT)
S/Y SETBACK	10' ONE/15' BOTH	6.0'/24.1'
FLOOR AREA	720 S.F.	825 S.F.
ACC. BLDG SETBACK	5'	0'/3.75'
BUILDING COVERAGE	35%	40.62%
LOT COVERAGE	75%	54.08%
BLDG HEIGHT	32'	29.1'
NO. OF STORIES	2.5	2

Proposed
Site Plan

2

SCALE: 1" = 10'-0"



****SPECIAL REASONS/"D" VARIANCE IS
REQ'D AS LOT WIDTH IS LESS THAN 40'**

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