

**DePaola – Crowninshield
Development Project -10A Oak Dell Rd.
Waiver Request**

Dated: April 20, 2021

The Applicants: Christopher DePaola & Lindsey Crowninshield, requests the following waivers under **ARTICLE 4. - Dimensional Regulations**

Sec. 401. - Schedule of dimensional regulations;

Min. Lot Size and Maximum Density;

Residential District R-10

Required Lot Aea:

1-Unit	=	10,000 Sq.Ft.
2-Units	=	15,000 Sq.Ft.
Total 3-Units	=	25,000.Sq.Ft.

As noted the Application is requesting (3) Units in an R-10 Zone, with an Existing Lot Area of 9,981.9.Sq.Ft.

Therefore a waiver of **15,018.1 Sq.Ft.** request from the following the Density Requirement per Sec. 401.

Min. Corner Side Yard Setback;

Residential District R-10

Required Rear Yard Setback = 30 feet

Therefore the Application is requesting **A Waiver of 24.0 Feet** from the Required 30 Feet, to maintain a 6.0' foot setback to the northerly property-line.

Section 501 (Zoning – Supplementary Use Regulations)

“prohibits no more than one (1) principal residential structure on a lot except for land development projects, bed and breakfasts, hotels, and motels, as further provided in the zoning ordinance.”

The applicant is proposing two maintain (2) principal residential structures on one lot.

Therefore a waiver request is being requested to allow (2) Principal Structures on one Lot in association with and as part of this Comprehensive Permit application request.

Sec. 712. - Parking for accessory apartments.

All parking spaces for the principal dwelling and accessory apartment shall meet the following criteria:

B. No more than two (2) outdoor parking spaces shall be located in the required front yard. All other parking spaces shall be either located in outdoor parking spaces in a side or rear yard or in a garage or carport;

Response:

Due to the Existing Characteristic of the Site & the minimal Lot depth of 55.8' feet, the Applicant is requesting to maintain the existing (4) Parking Spaces in the Front yard Setback

C. Where there are more than two (2) outdoor parking spaces for the accessory apartment, screening and/or landscaping as provided in the subdivision and land development regulations shall be required in order to minimize the visual impact on adjacent property used for residential purposes.

Response:

Although not specific Section (712) to this Application. The Applicant has provided landscaping on site and shall enhance the parking area as noted on the Site Plan provided. These items shall assist to minimize the visual impact to the adjacent properties. Any other location on the site would impact the adjoining properties negatively.