Narrative Statement of Applicant

118-120 West 25th Street is currently a dilapidated 1-family house on a 50' X 154' lot in the R-2 zone. The applicant seeks to demolish the existing house, subdivide the lot into two 25' X 154' lots, and construct an attractive new 2-family house on each of these lots.

Use Variance for Stories (But Not for Height)

Due to recent zoning ordinance changes to the definition of a story, a variance is now required for construction of a typical 2-family house like this one with a garage on the first floor because the first floor now counts as an entire floor and only 2.5 floors are allowed in this zone. What used to be considered 2.5 stories is now considered 3. Therefore applicant seeks a variance allowing its proposed construction of 3 stories instead of the 2.5 that is technically required in this zone. It should be noted that the applicant does not require a height variance, since it will be 35' high and R-2 allows for up to 35' height. Furthermore the proposed construction will be of similar height to other similar construction in the neighborhood.

Bulk Variance for Lot Width

R-2 currently requires a 30' frontage for conforming lots. However at the time every other lot was designated on this block the zoning ordinances required only 25' frontage. Therefore the subject property, with 50' frontage, would have previously been a conforming double lot but it now requires a variance in order to subdivide into two 25' lots per the applicant’s proposal. As can be seen by the tax map which is incorporated into the site plan, this need for a variance is mitigated by the fact that every other lot on the same block as 118-120 West 25th Street is 25' wide. The need for this variance is further mitigated by the fact that the lots are extra deep, being 154' deep where R-2 only requires 100'. If the applicant is permitted to subdivide the property into two 25' lots, these lots would fit in perfectly with all the other lots on the same block.