

Narrative Statement of Applicant

482 Kennedy Blvd is a pre-existing 25' X 95' vacant lot in the R-2 zone. The applicant seeks to construct a 2-family house with parking this lot.

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. This is 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 stories and character as other construction in the neighborhood, including the existing properties directly neighboring the subject lot.

Bulk Variances for Minimum Lot Width, Depth and Area

R-2 currently requires a 30' frontage for conforming lots and 3000 square feet of area. The subject property, at 25' X 94', is a pre-existing non-conformity. As can be seen by the tax map which is incorporated into the site plan, the need for a variance is mitigated by the fact that every other lot on the same block as the subject property is also 25' wide and 93' - 95' deep. So the proposed construction would fit in well with the rest of the block, and without a variance, it would be impossible to build anything on this pre-existing non-conforming lot.