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Narrative Statement

527 Avenue A is currently a fire-damaged 2-family house on a uniquely located and sized lot in the R-M district. Applicant seeks to demolish the existing structure and build a new high quality 3-story, 5-unit residential building with 7 off-street parking spaces and rooftop open space amenities.

Use Variance for FAR Only

5 unit buildings are a permitted use in this zone. However a small use variance is technically required for floor area ratio ("FAR"), thus the Zoning Board is the appropriate venue for this application.

Bulk Variances

Applicant technically requires variances for sideyard setback. The variance for the side of the property which faces the neighboring property's lot is only for the ground floor. These variances are mitigated by the unique location of the property and the fact that there is no other property located next to the side of the property where the setback variance is sought for the entire building. No parking variance is required. Thus the only other bulk variances the applicant will require is for max curb cut width. Again this is mitigated by the unique location of the lot, as it would not remove *any* on-street parking spaces, and this width is required for 2-way traffic access to the parking spaces.