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Narrative Statement

207 Avenue B is currently a vacant lot. Applicant seeks to construct a 2-family house on this lot. 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 31.83' 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. No other variances besides the half story are requested.