

9. Peter Bergan

314 Northcliff Dr

Variance: To construct a new single-family residence with a height of 28'-9" vs the 25' that is permitted. Per Section: 1153.09 (a).

1153.09 HEIGHT REQUIREMENTS.

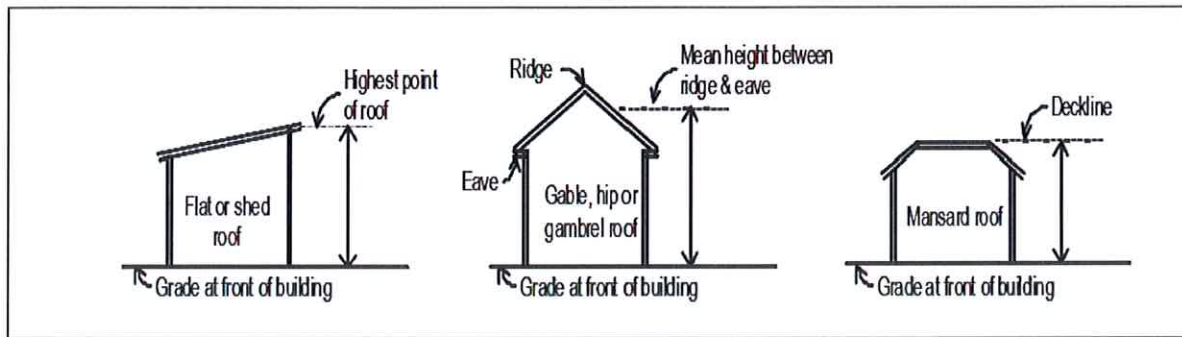
All buildings and structures in any residential district shall comply with the following height regulations:

(a) The height of principal buildings and structures shall not exceed twenty-five (25) feet.

1123.02 DEFINITIONS.

(19) Building height. The vertical distance, measured from the average elevation of the finished grade at the front of the building to the highest point of the roof for a flat roofs; to the declines of mansard roofs; and to the mean height between eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain, the height shall be measured from the average finished grade at the building walls. See Figure 1. See Section 1181.01, Supplementary Height Regulations.

Building Height



Variance: To construct a new single-family residence with a side setback of 6'-10" vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.

Variance: To construct a new single-family residence with a rear setback of 22' vs the 25' that is permitted. Per Schedule: 1153.07(2).

Schedule 1153.07 Minimum Setback Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Side Setback ^(a)		
A. Minimum of any one side	8 feet	8 feet
B. Total side setback	16 feet	16 feet
(2) Rear Setback ^(b)	25 ft.	25 ft.

Variance: To construct a new single-family residence with a lot coverage of 33.8% vs the 28% the is permitted. Per Schedule: 1153.05 (3).

Schedule 1153.05 Minimum Lot Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Minimum lot area	10,000 square feet	6000 square feet (b)
(2) Minimum width at building setback line ^(a)	75 feet	60 feet
(3) Maximum lot coverage by building	28%	28%

Variance: To construct a driveway with a width of 21' at its widest vs the 20' that is permitted. Per Section: 1153.15 (1)(4)D.

1153.15 ACCESSORY USES AND STRUCTURES.

(1) Additional Regulations for Vehicles.

- (1) The repainting, rebuilding, overhauling, or dismantling of a vehicle or the storage of tires, motor, body or other parts in an open yard is prohibited on a residential lot.
- (2) The overnight parking or the outdoor storage of commercial motor vehicles and commercial trailers is prohibited.
- (3) The parking or storing of vehicles shall not be permitted in the established lawn areas of residential lots.
- (4) Accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling.

A. Parking areas, including driveways, for single family detached and two family dwellings shall be located not less than three (3) feet from adjoining property lines as provided in Section 1111.09(c)

B. An accessory parking space meeting the standards above shall be no wider than eight (8) feet and no longer than eighteen (18) feet long with a return to the driveway within thirty (30) feet measured from the front of the garage. Accessory parking spaces are prohibited in cases of the setback being thirty five (35) feet or less or where a three (3) car garage is proposed or exists. Refer to drawing 1153.15(1)(4)D. for clarity.

C. Accessory parking spaces in R-1 & R-2 districts will be screened between the property line and parking spaces with evergreen plant material in a manner that so that within four (4) years the vehicle is completely obscured from view.

D. Driveways shall not be less than eight (8) feet or greater than twenty (20) feet in width in R-1 and R-2 Districts except where a three (3)-car garage exists or is proposed the driveway shall not exceed thirty (32) feet in width. Where the building setback is 35' or less a full width driveway is permitted in order to service two (2) and three (3) car garages. In R-1 and R-2 Districts, only one curb cut shall be permitted for any lot, except that two curb cuts shall be permitted for any lot that meets all of the following conditions:

1. The lot width is ninety (90) feet or wider; and,
2. The front setback for the lot is at least fifty (50) feet or greater; and,
3. The proposed turn-around driveway and associated durable edging shall be no greater than twelve (12) feet in total width and,
4. For corner lots, both curb cuts are to be located on the same street.