

# 1905 Staples Avenue - Proposed

Single-Family Home  
Conditional Use & Variance

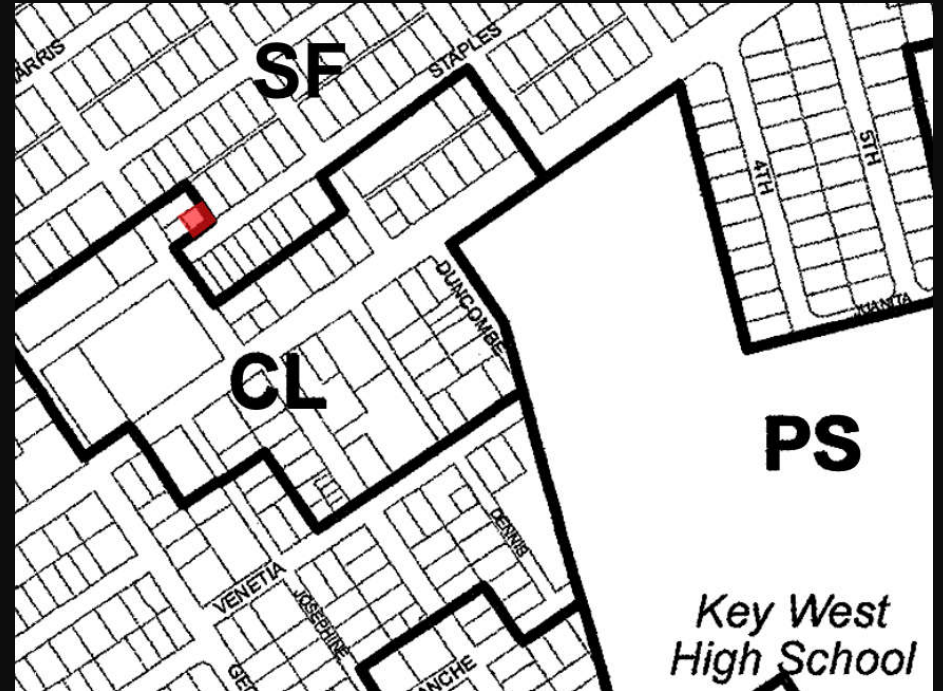
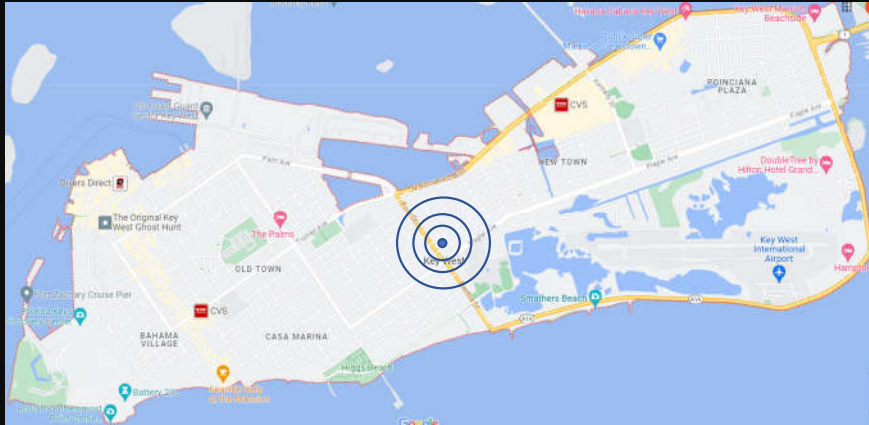




# 1905 Staples Avenue - Existing





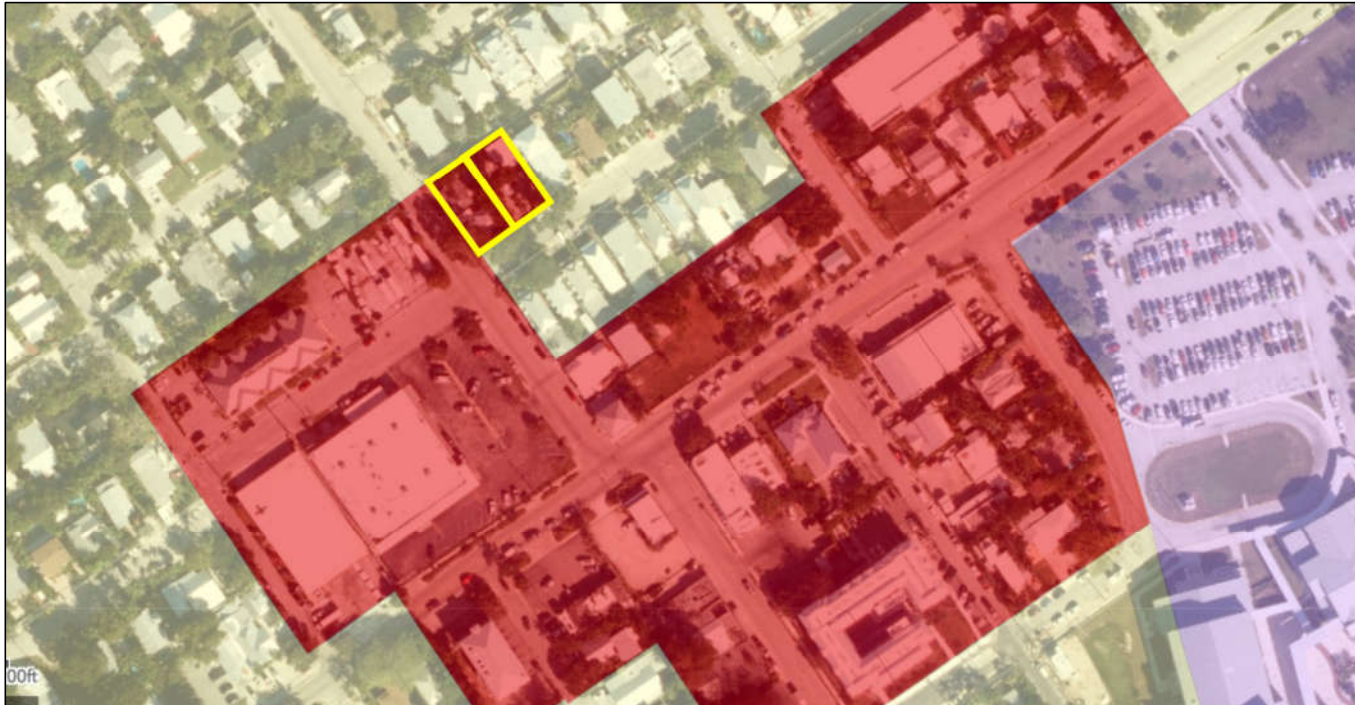


Location:  
1905 Staples Avenue

Zoning district:  
CL (Limited Commercial)

## Lot Configuration 1905

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## Lot Configuration 1945

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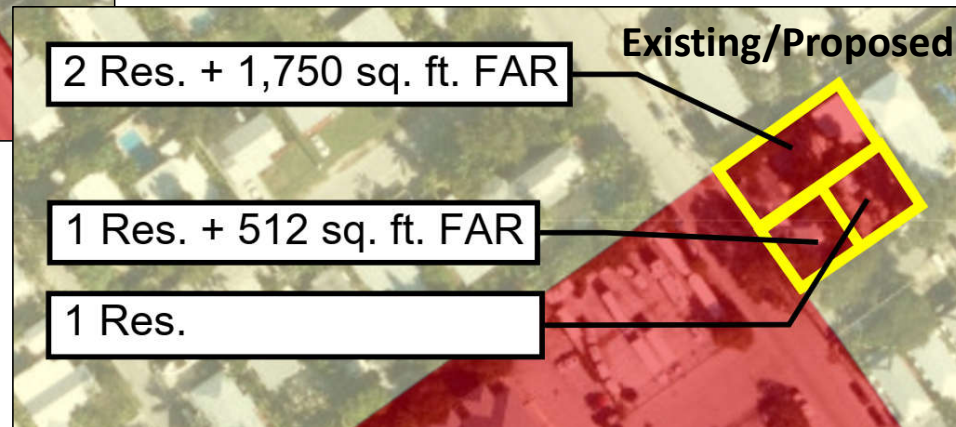


## Lot Configuration 1972

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# Development Permitted & Existing/Proposed



# Project Compliance

Single-Family

Open Space

Landscaping

Stormwater

Impervious

Parking (2 required, 4 proposed)

Bike Parking (1 required, 4 proposed)

Height

Flood

- *Complies*

- *Complies*

- *Complies*

- *Complies*

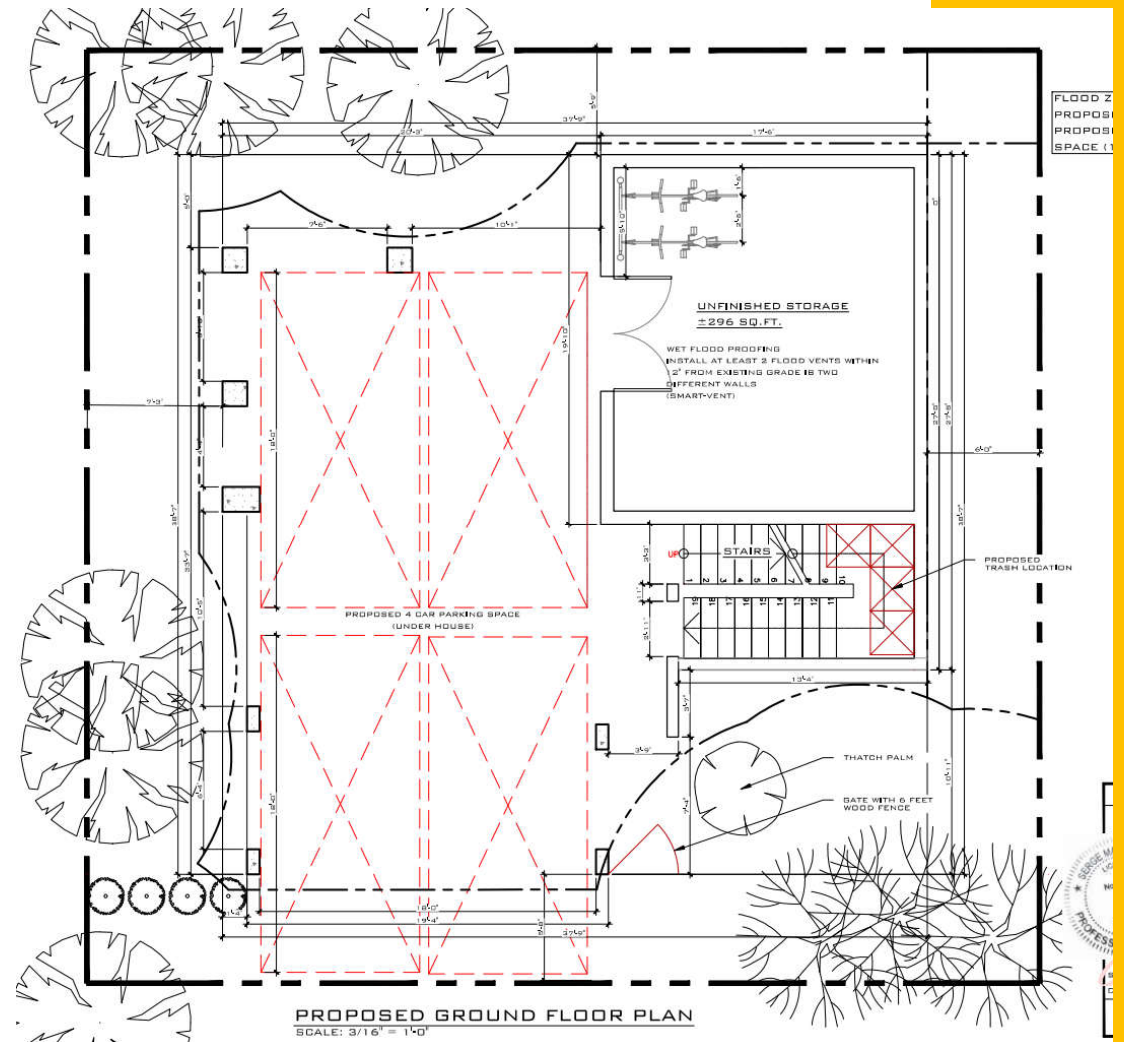
- *Complies*

- *Complies*

- *Complies*

- *Complies*

- *Complies*





# Variance

## Setback

- Front
- Rear
- Side

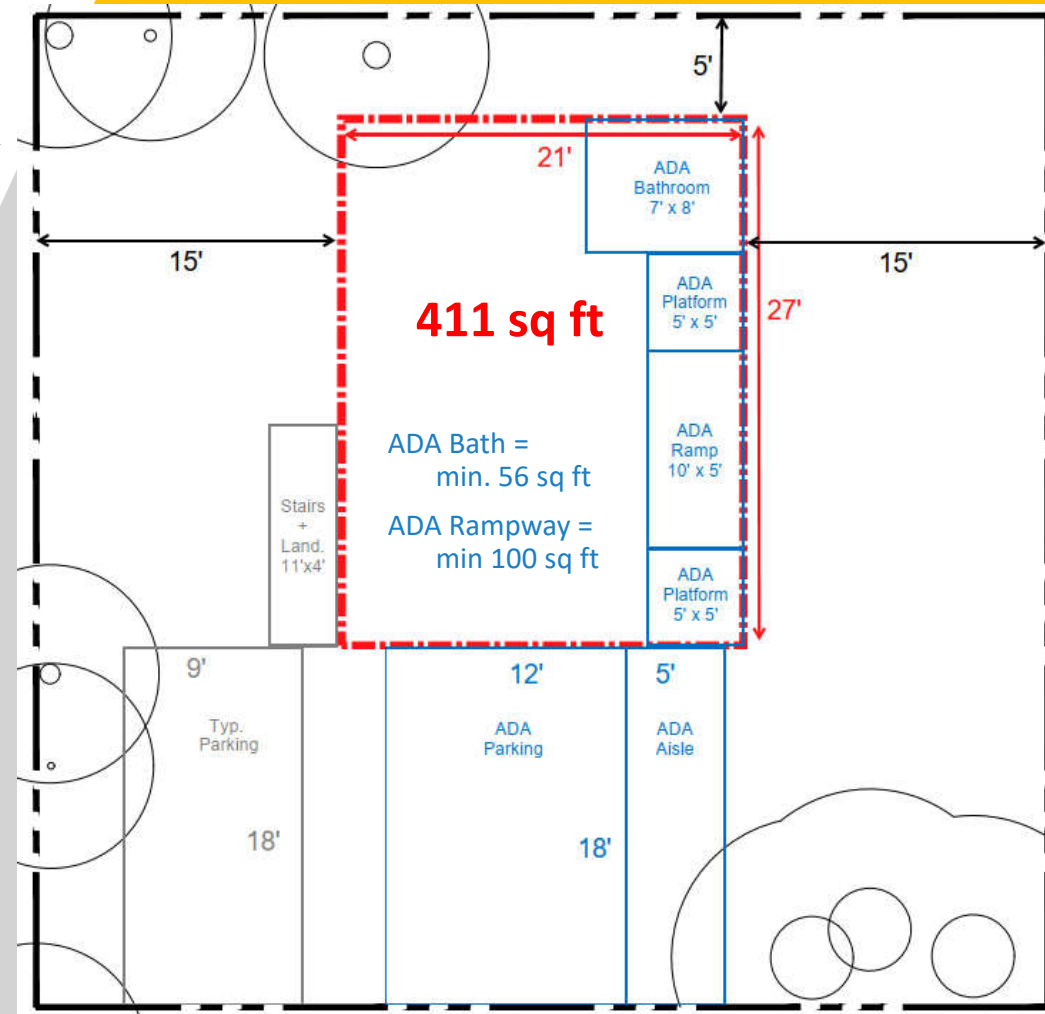
## Building Coverage

Lot Size, Length and width

Same variances  
required if lots had  
not been subdivided  
in 1972

# Reasonable Use

- Literal Interpretation = 411 sq. ft. of Effective Floor Area
- 2,000 sq. ft. Permitted + 1 Res.



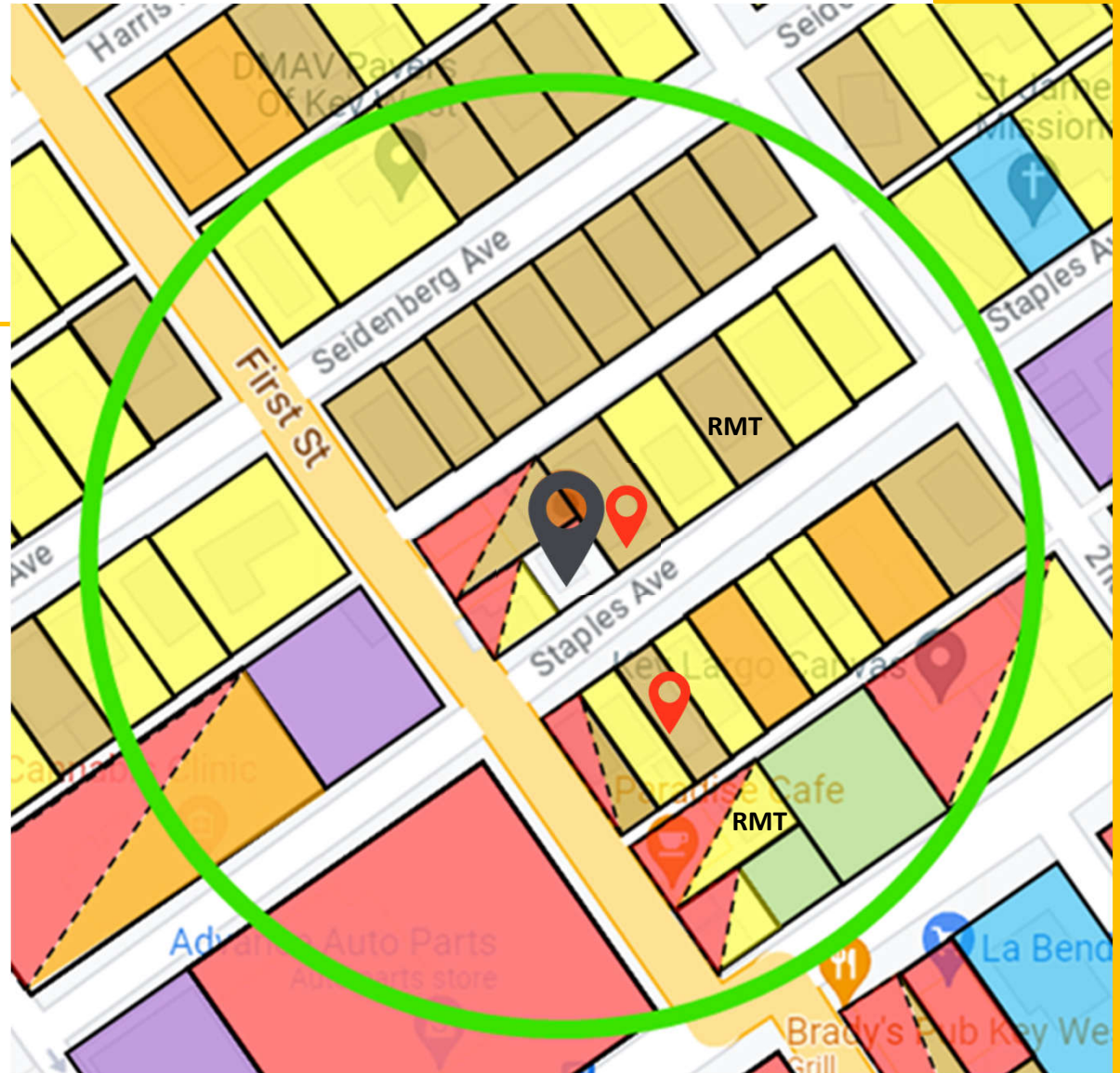


## Near Neighbor Character

**RMT = Roommate-Designed**

 = Neighbors with concern (1904 & 1907)

|                   |                      |
|-------------------|----------------------|
| Single Family     | Vacant               |
| Duplex or 2-Units | Public / Semi-Public |
| 3+ Units          | Commercial           |
| Mixed Use         | Industrial           |



# Good Neighbor

## Concerns:

- Variances for height, parking and setbacks
- Multi-family use
- Short-term rentals
- 2 parking spaces not enough
- Design not in keeping with neighborhood

## Revisions:

- No Variances for height or parking
- Not multi-family
- Long-term Rental
- 4 parking spaces
- Smaller footprint and design more in keeping with neighborhood





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# First Floor

