

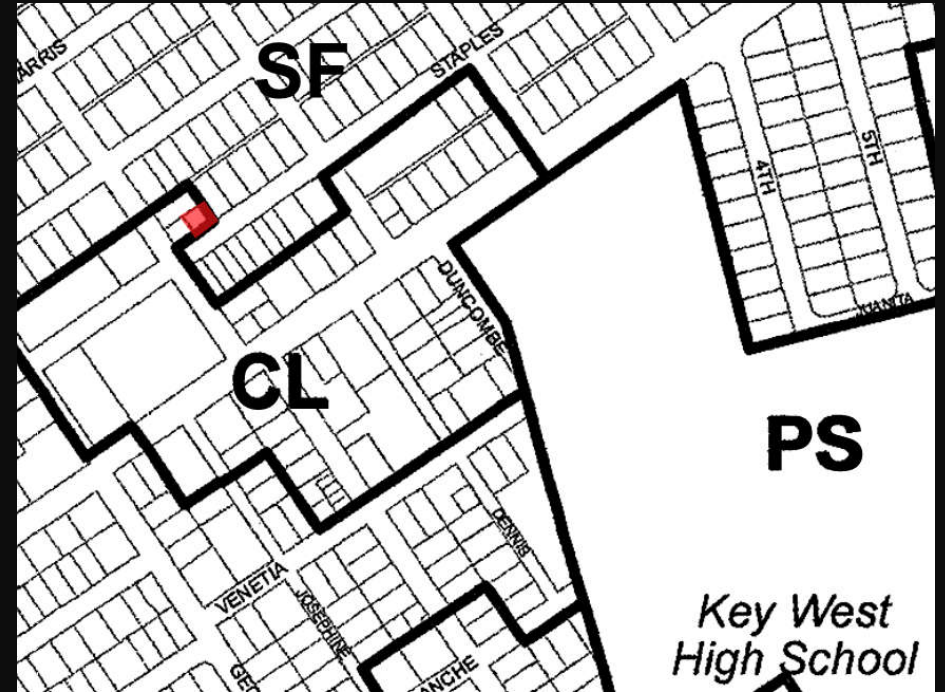
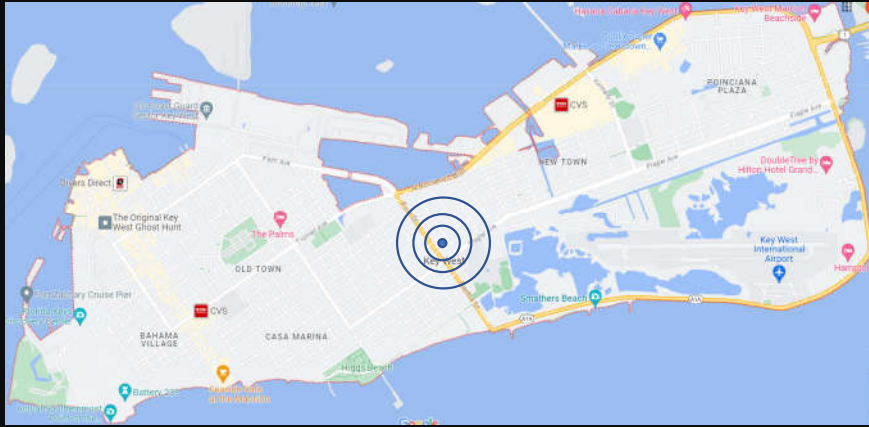
1905 Staples Avenue - Proposed

Single-Family Home
Conditional Use & Variance



1905 Staples Avenue - Existing

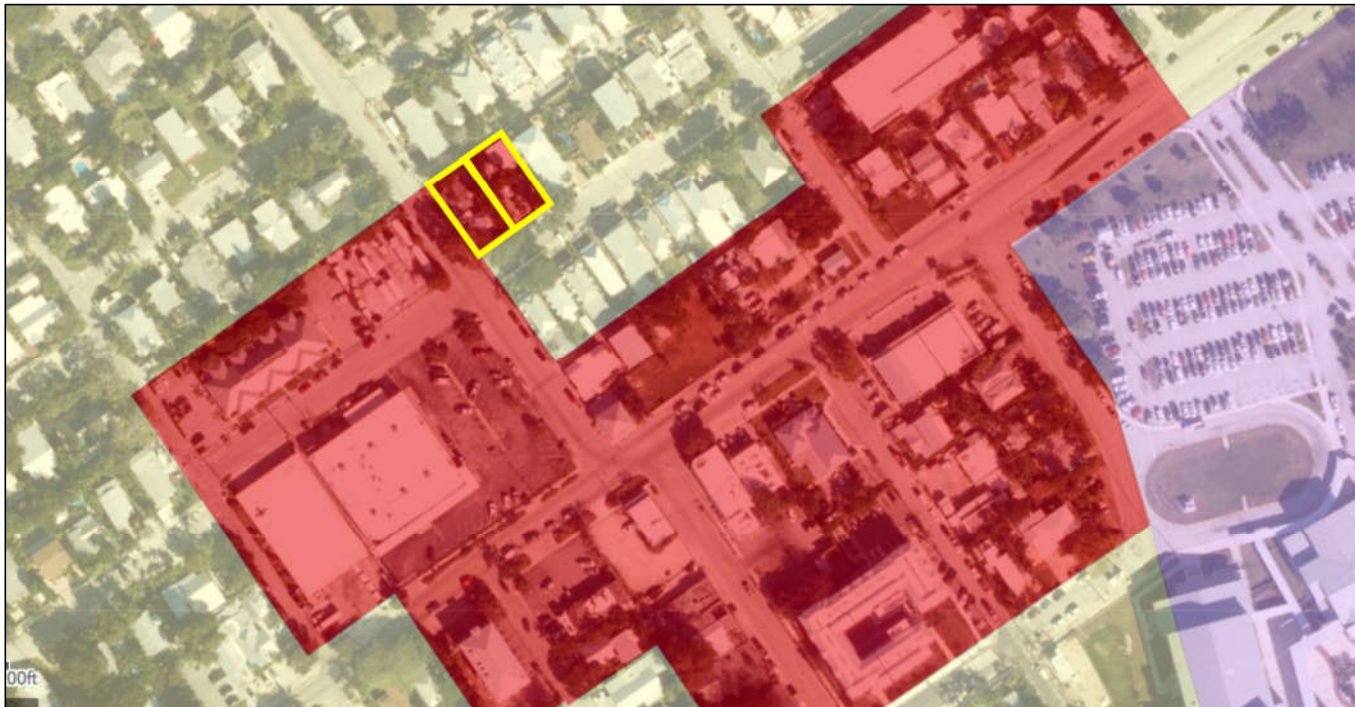




Location:
1905 Staples Avenue

Zoning district:
CL (Limited Commercial)

Lot Configuration 1905



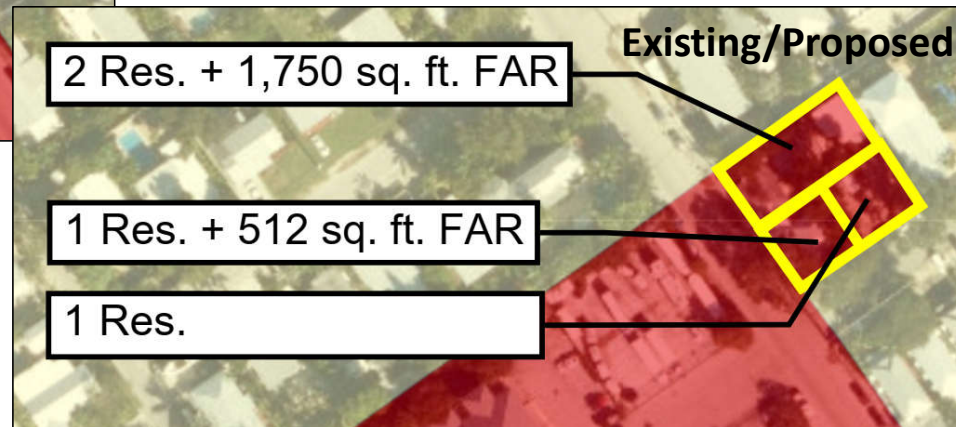
Lot Configuration 1945



Lot Configuration 1972

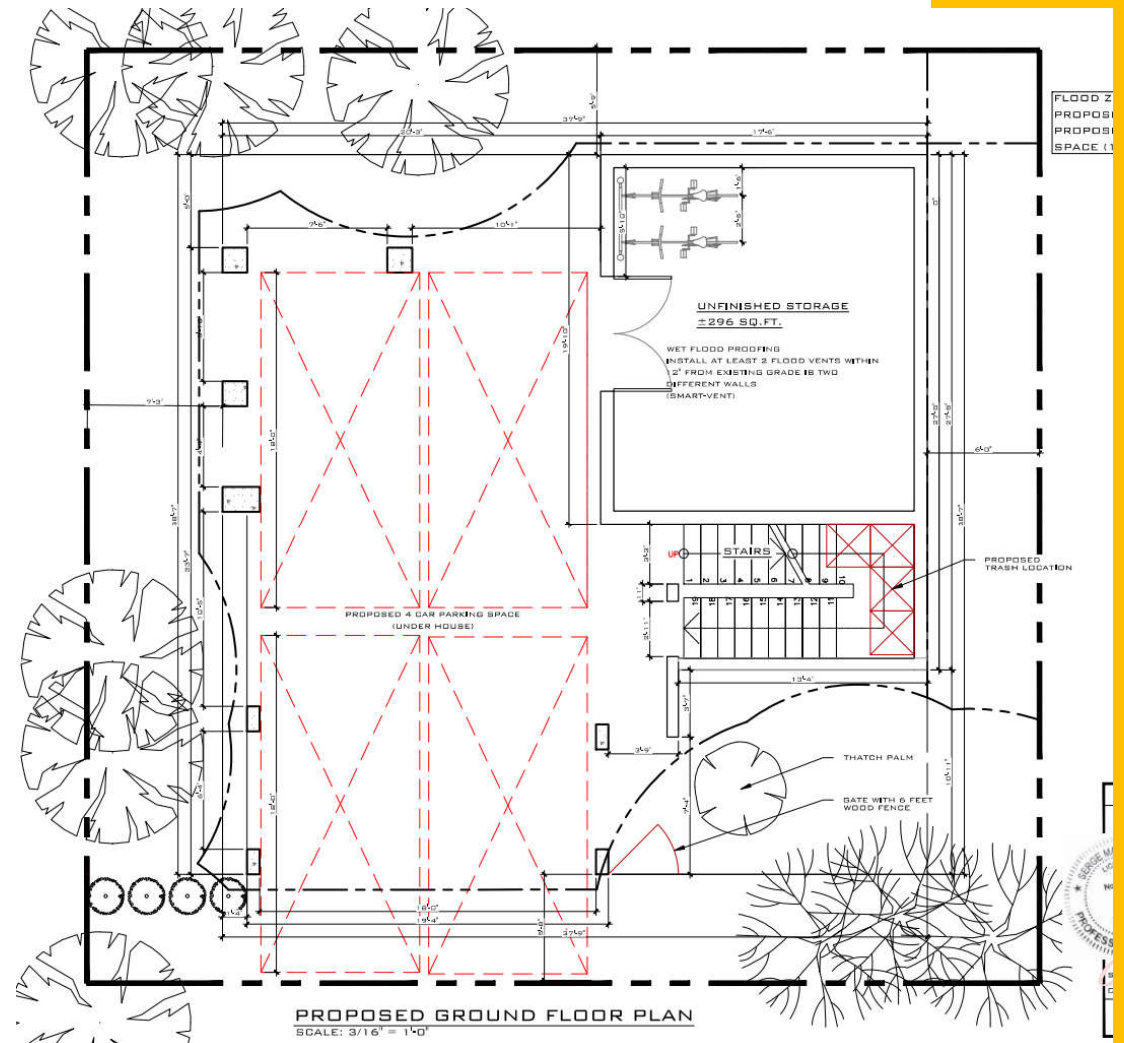


Development Permitted & Existing/Proposed



Project Compliance

- Single-Family - *Complies*
- Open Space - *Complies*
- Landscaping - *Complies*
- Stormwater - *Complies*
- Impervious - *Complies*
- Parking (2 required, 4 proposed) - *Complies*
- Bike Parking (1 required, 4 proposed) - *Complies*
- Height - *Complies*
- Flood - *Complies*



Variance

Setback

- Front
- Rear
- Side

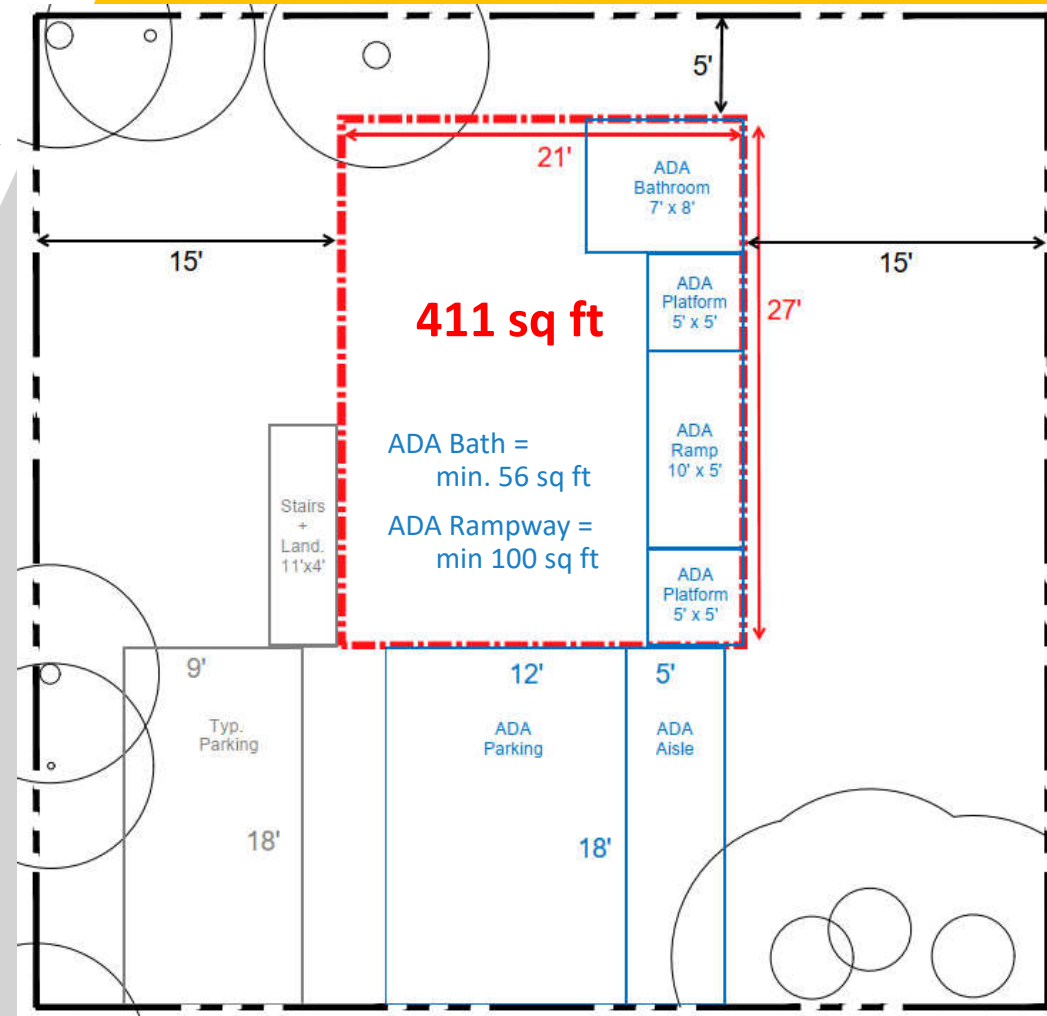
Building Coverage

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.

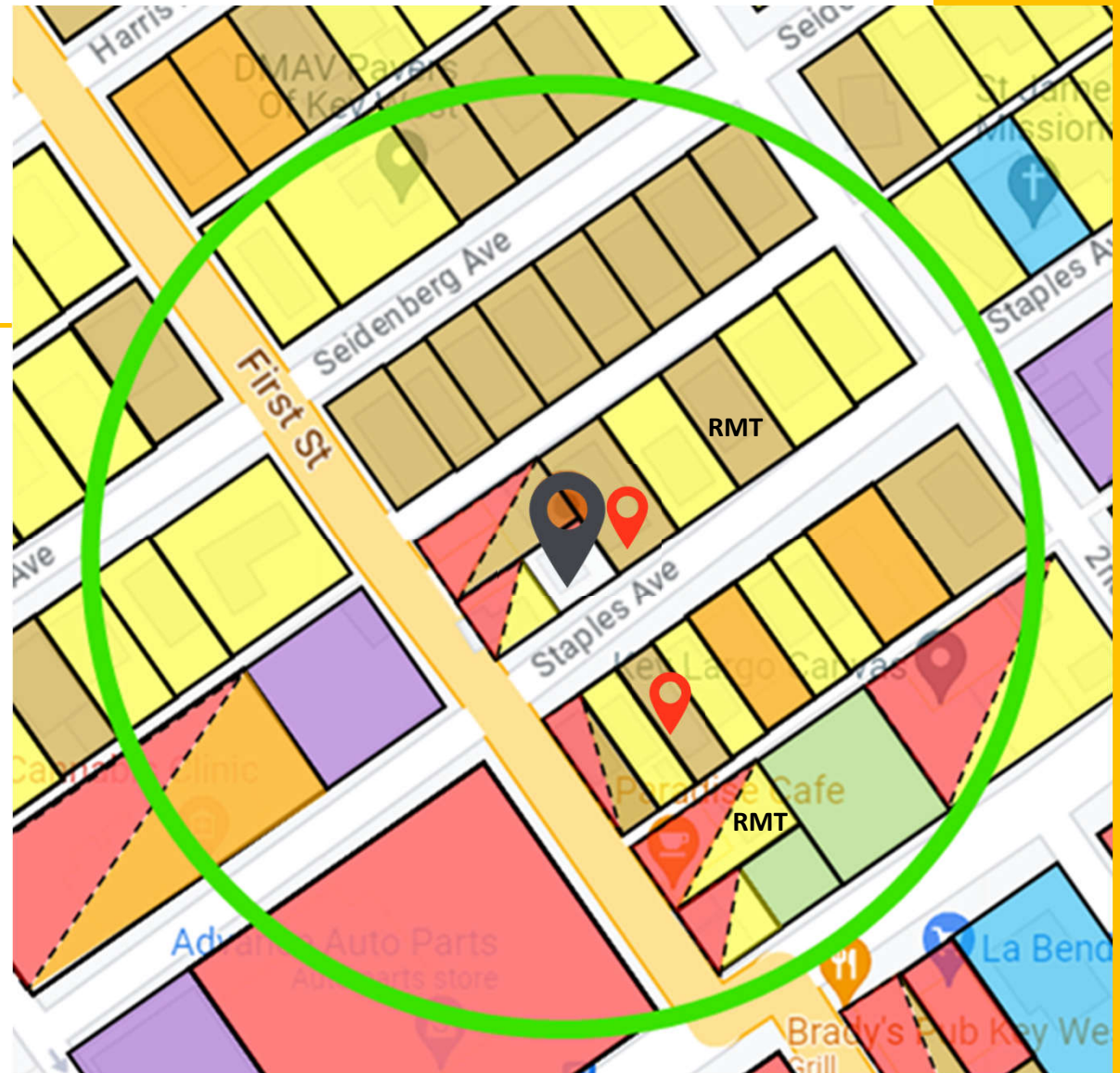


Neighbor Character

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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Single-Family Home
Conditional Use & Variance



First Floor

