

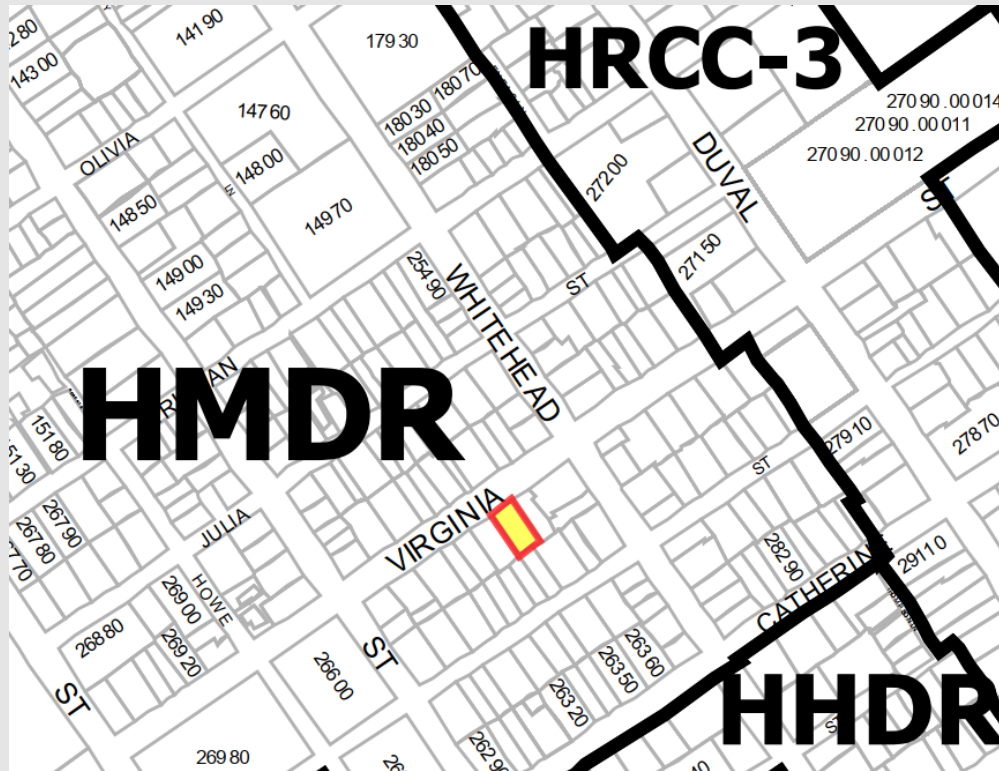
# 324 Virginia Street

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Variances



# Location and Use



## Location

324 Virginia Street  
HMDR

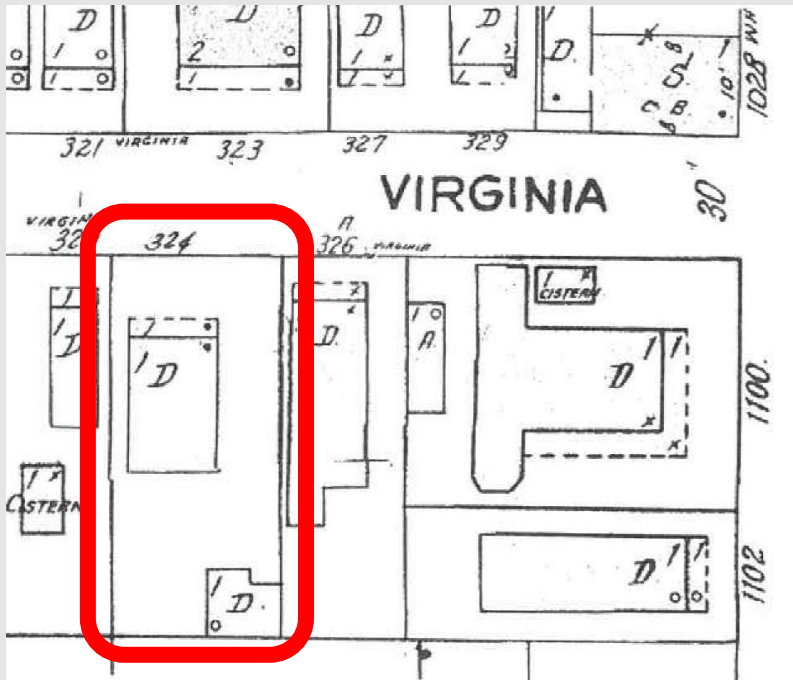
## Existing

2 Single-Family Units

## Proposed

2 Single-Family Units

# Site Characteristics



## Existing

- 2 Dwelling Units
- 0ft Rear Setback
- 0ft Side Setback
- 2.8ft Side Setback
- 3.8ft Front Setback

## Existing

- Noncomplying Setbacks
- Below Flood
- 2 Units Permitted
- 0 Parking Spaces

## Proposed

- Improve Setbacks
- Elevate Flood
- 4 Bicycle Spaces
- Remove Non-historic Additions
- Remove Invasive Exotics

# Variiances

## Sec. 122-600(4)a. Building Coverage

13.3% from the 47% Existing to the 53.3% Proposed

## Sec. 122-600(6)a. Front Setback

6.1' from the 3.8' Existing to the 3.9' Proposed

## Sec. 122-600(6)c. Rear Setback

10' from the 0' Existing to the 5' Proposed

## Sec. 108-572(1) Off-Street Parking

2 spaces from the 0 Existing to the 0 Proposed

