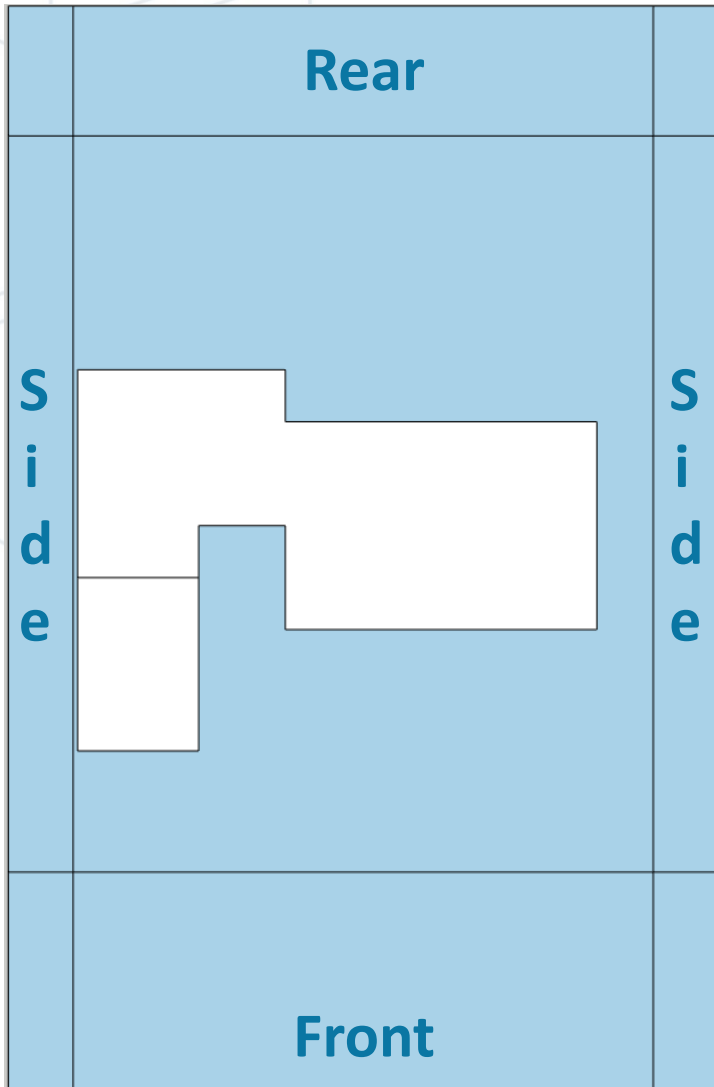


Garage Ordinance Non-Conformity Case Study

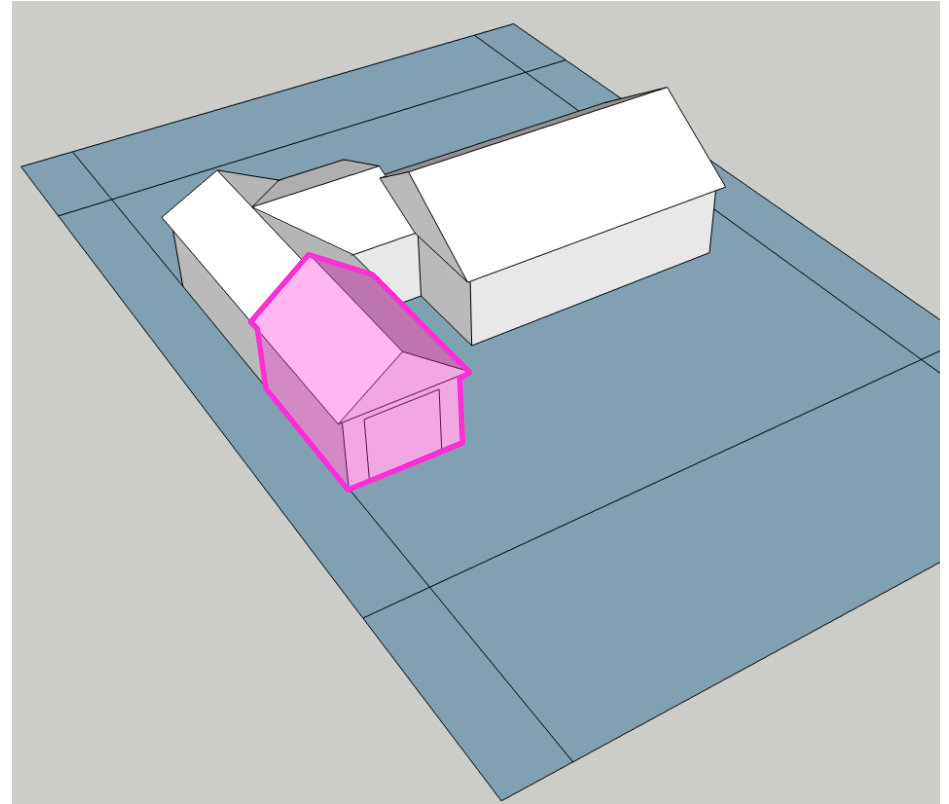


Existing Conditions



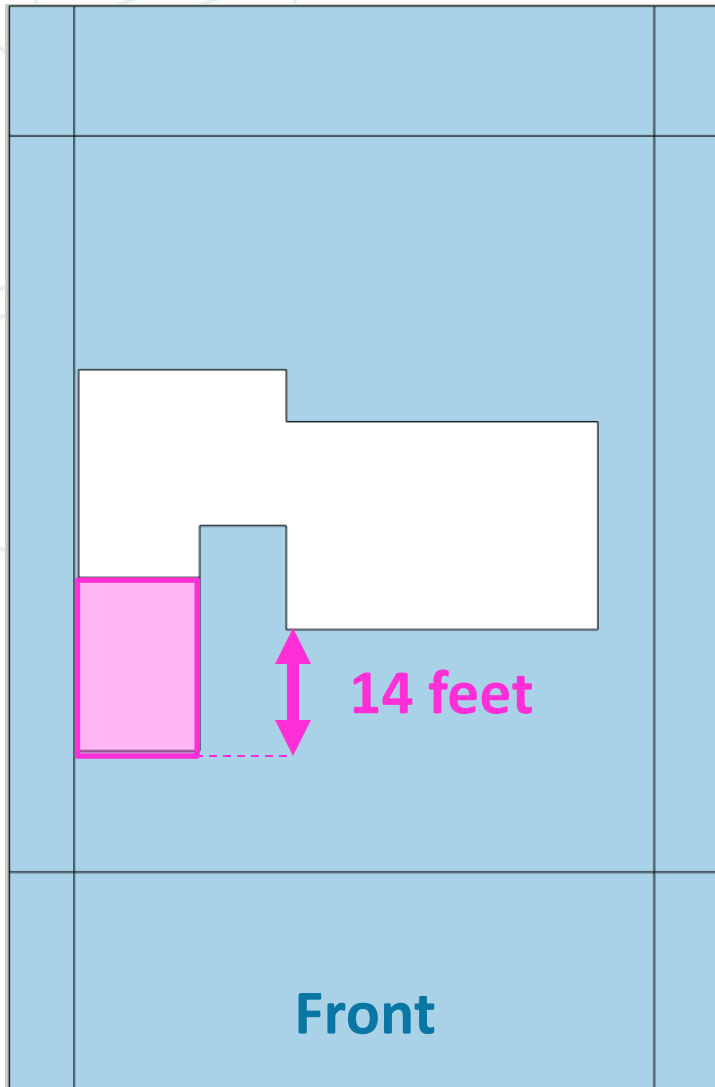
SR2 Zone	Required	Existing
Lot Size	10,000 sf	10,675 sf
Frontage	80 ft	82 ft
Setbacks		
• Front	25 ft	42 ft
• Side	7.5 ft	14 ft
• Side	7.5 ft	8 ft
• Rear	15 ft	39 ft
Height	36 ft	16 ft
Stories	2.5	1
FAR	0.38	0.15
Max Lot Coverage	30%	17%
Min. Open Space	50%	

Existing Conditions

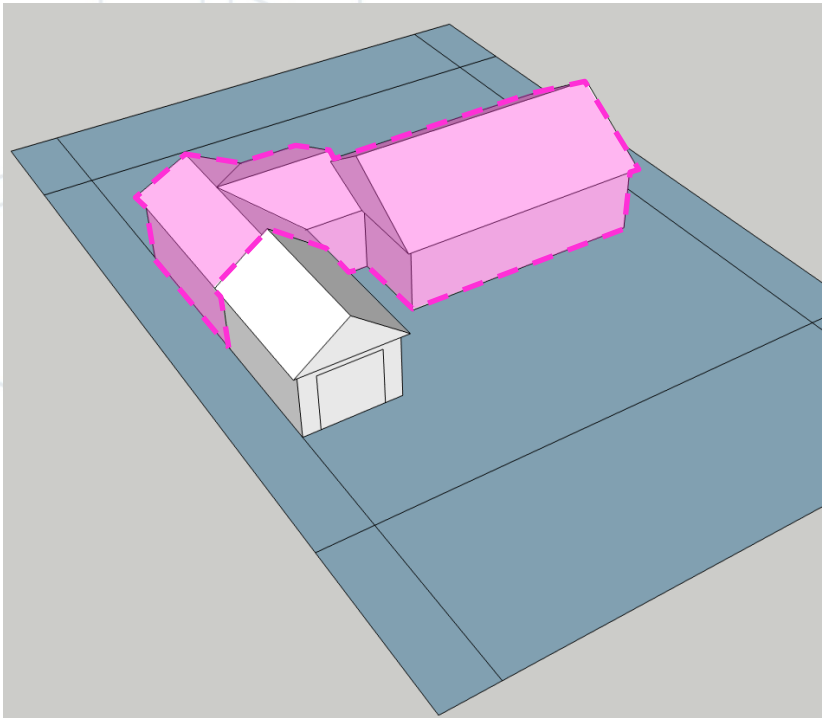


Pre-Existing Non-Conformity

- ***A Garage Wall of a Front Facing Garage may be no closer to the Primary Front Lot Line than 2 feet behind a minimum of 50% of the Front Elevation***
- **Sec. 3.4.4.C.1**

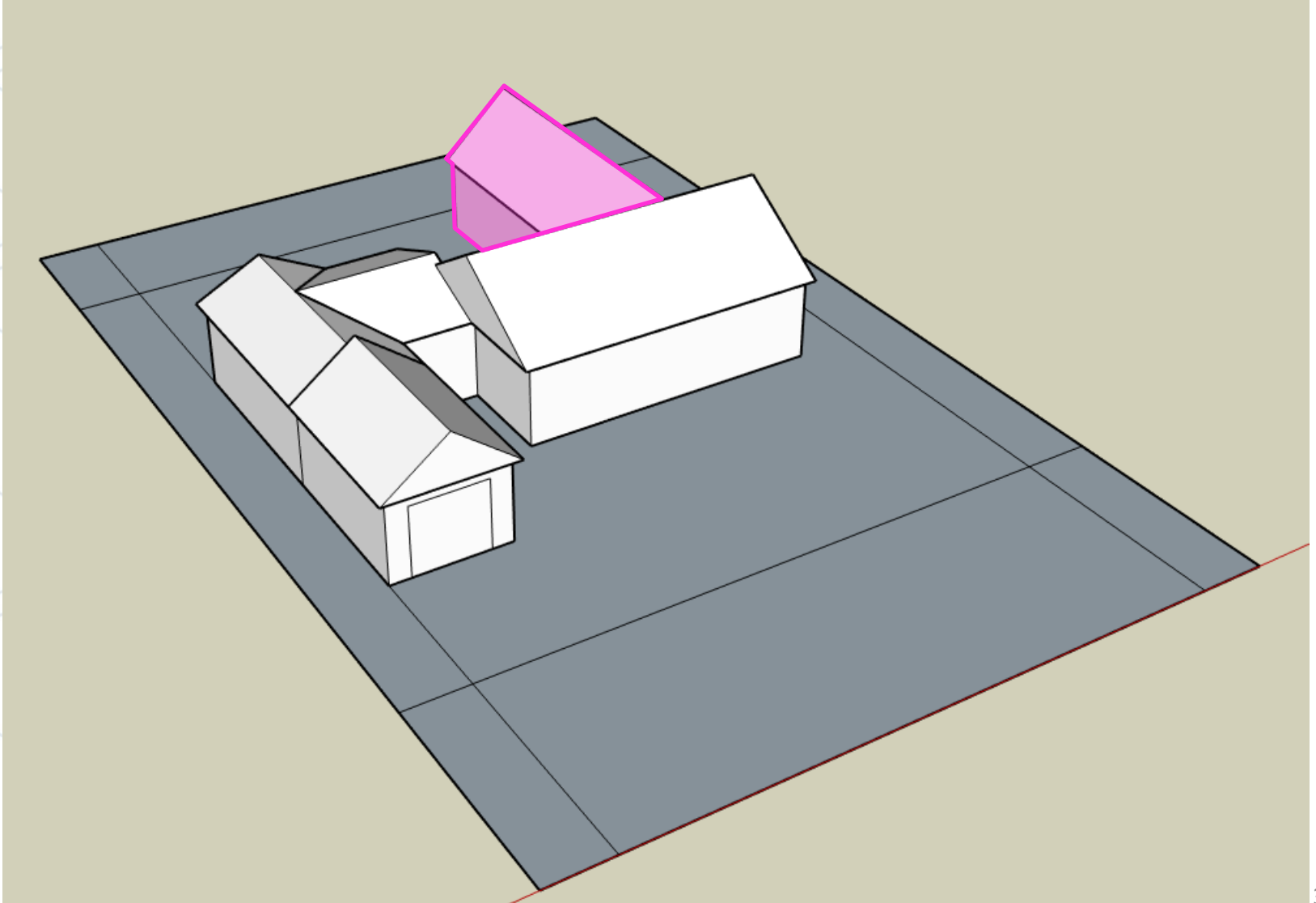


By-Right Alterations/Additions

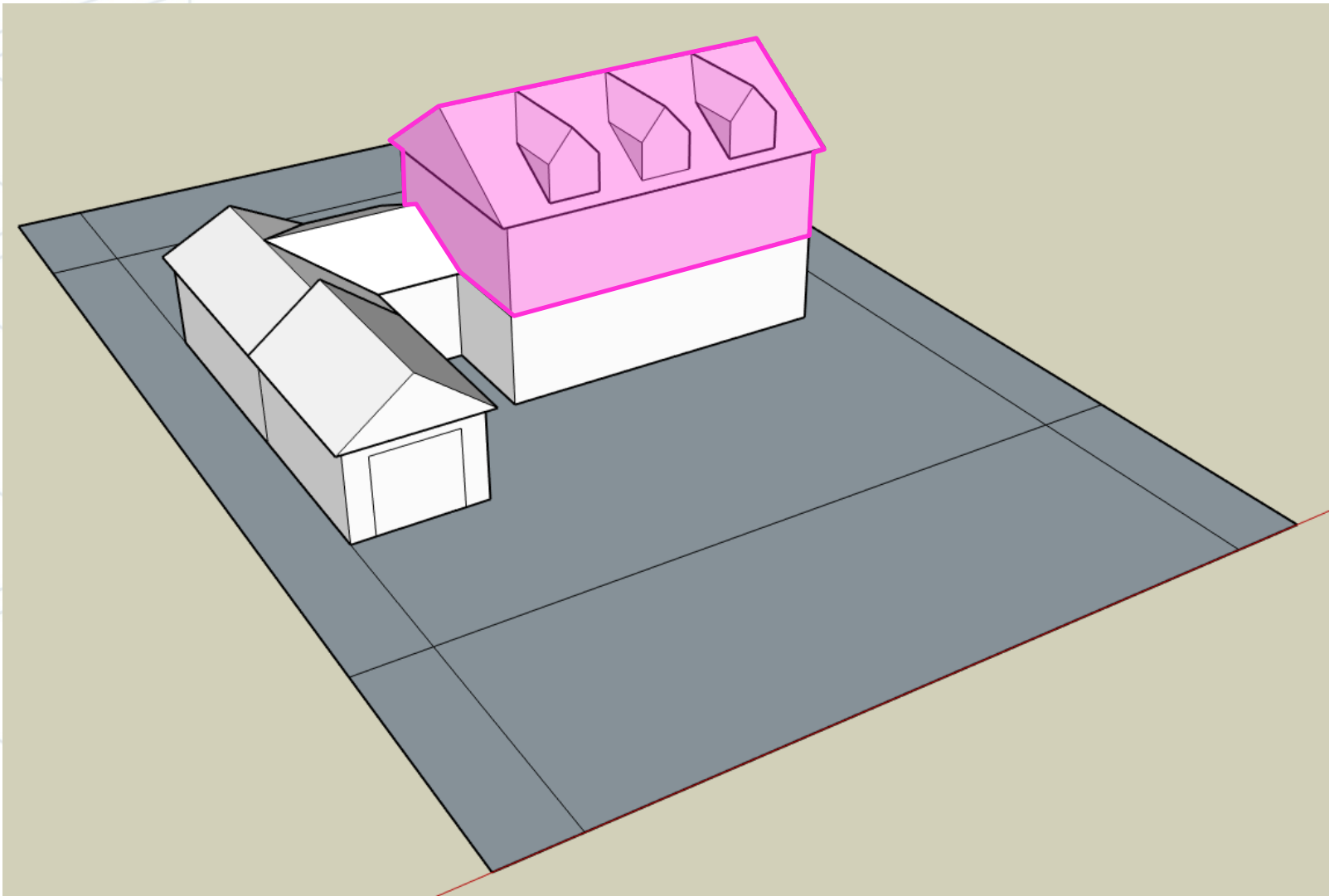


- So long as the proposed alteration or addition does not intensify the existing non-conformity or result in any additional ones
- Example-
 - Rear addition
 - Second story

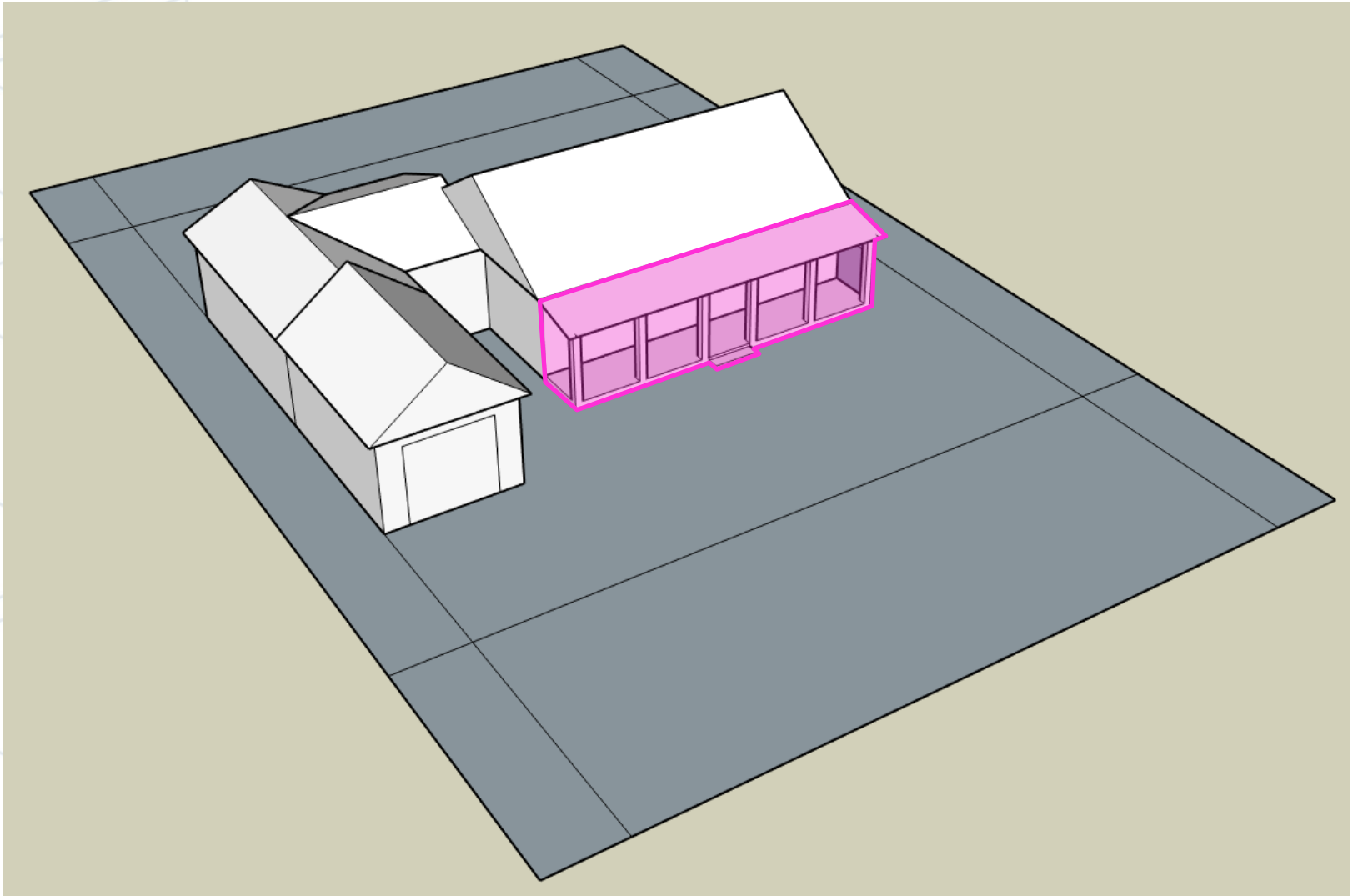
Rear Addition



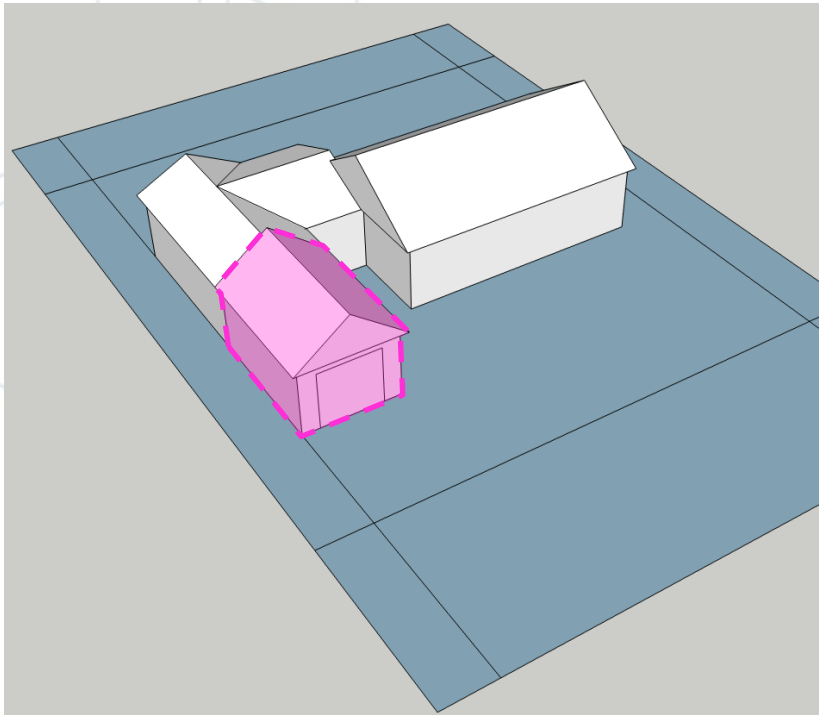
Second Story



Front Porch

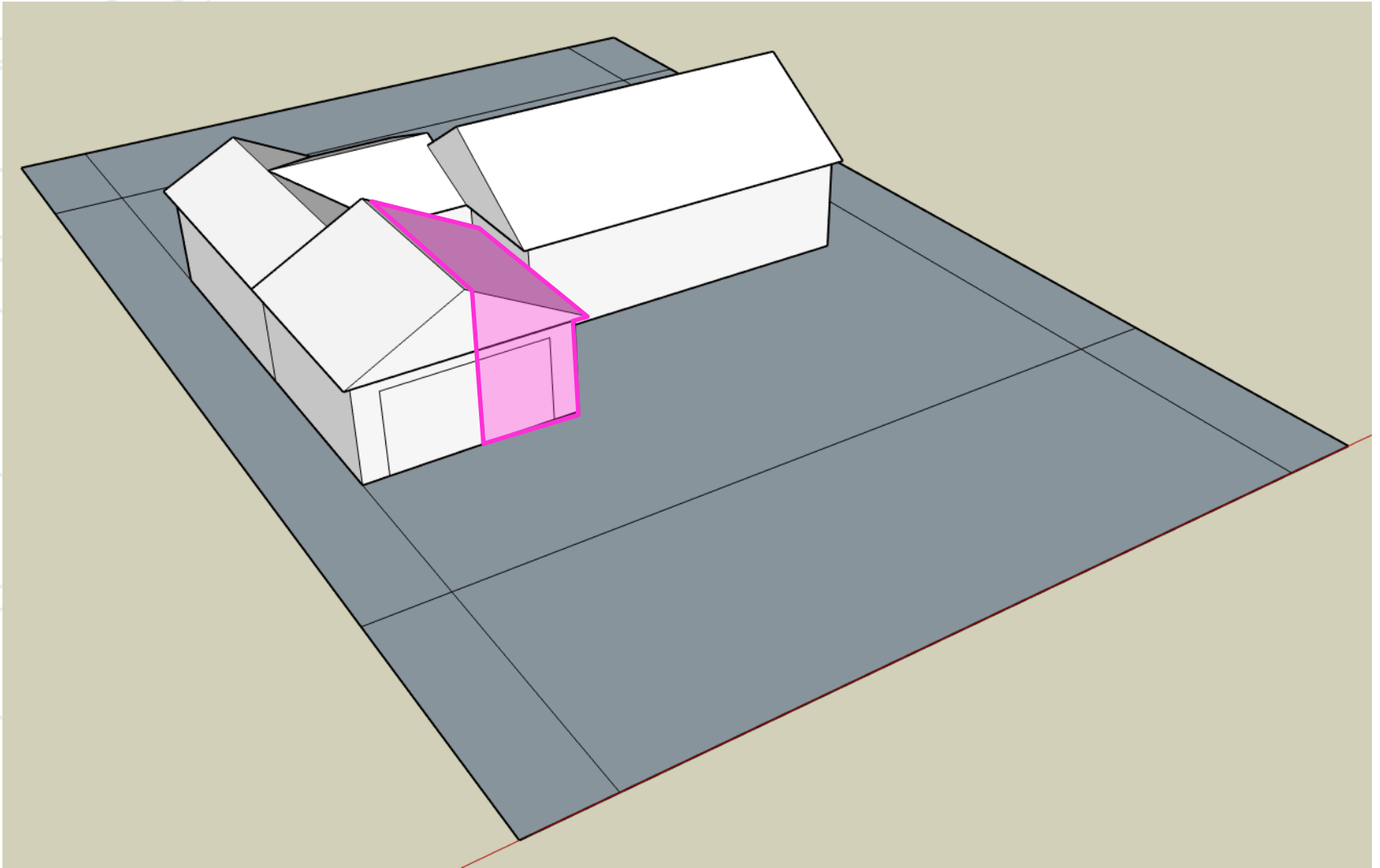


Section 6 Alterations/Additions



- The proposed alteration or addition does intensify the existing non-conformity or result in any additional ones
- Example -
 - Expanding the existing garage

Garage Expansion





Looking Ahead



Looking Ahead

- **December- Present Final Garage Ordinance text**
- **Public hearing in 2021**

Thank You!

