

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
§1318.23(l)	8' Buffer Strip at public streets and parking lots	Variable	Requesting partial Buffer Strips; 1004 Evans buffer along Evans Street only, partial along State Street; 934-946 Evans partial buffer along Evans Street only
§1319.01(a)(iii)	Parking space requirements: 1.5 parking spaces per unit	1.35 parking spaces per unit	Proposed 50 parking spaces combined for 37 living units
§1319.02(j)(1)	1004 Evans St. Lot Frontage: ±114' require 3.8 Trees	Requesting 2 trees along Evans St. on 1004 Evans Street parking lot	Total reduction of 1 street tree for 1004 Evans parking lot combined frontage (State & Evans Streets)
§1319.02(j)(1)	934-946 Evans St. Lot Frontage: ±150' require 5 Trees	5 Trees from smaller group (per Forestry and Fire Department recommendations)	Per Forestry Department: suggestion to meet the street tree requirement but also accommodate the fire access would be to plant smaller trees from the group 1 approved tree list
§1306.01(a)4	Lot Area per Dwelling Unit require 1,200 Sq. Ft. / Dwelling Unit	859 Sq. Ft / Dwelling Unit Proposed	Requesting relief for lot area per dwelling unit
§1306.01(a)4	Front Yard Setback require 10 feet	Requesting setback of 1"	Requesting relief for setback
§1306.01(a)4	Side Yard Setbacks require 15 feet	Requesting Setback of 9" & 9"	Requesting relief for setback
§1318.23(l)	8 feet minimum width buffer strip along a public street shall be required where new parking spaces for 10 or more vehicles are proposed to be adjacent to and visible from a public street	Variable	Requesting partial Buffer Strips; 1004 Evans buffer along Evans Street only, partial along State Street; 934-946 Evans partial buffer along Evans Street only
§1319.02(g)(6)	15-foot buffer between curb line and parking lot	Requesting reduction to 11.8' & 8.5' for Eastern Lot	Requesting relief for buffer
§1319.03(h)	Fencing around parking areas		Requesting relief for fencing along Eastern end of lot adjacent to Parcel P6SE2A 15 2 0204 (due to retaining wall on property line)
§1349.08(c)	Buffer Yard planting requirements	Variable	Requested reduction of buffer yards does not allow for meeting of planting requirements (see §1318.23(l) variance)
§1349.08(f)(1)	Landscaped off-street parking and loading areas shall have a minimum of ten (10%) percent of the area represented by approved plantings	1004 Evans Lot requires 1,234.7 Sq. Ft. landscaped, propose 1,004 sq. ft. 934-946 Evans Lot will use front yard for landscaping requirement to meet 10% > 1,945 sq. ft.	Reduction of 1004 Evans lot landscaping requirement
§1349.08(f)(2)	Side foundation shrub plantings		Building layout does not allow for foundation shrub plantings