

**LIST OF VARIANCES**

<b>§130-39C</b>	<b>Allowed/Reqd.</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Type</b>
<b>Minimum Lot Area</b>	<b>1800' SF</b>	<b>1696' SF</b>	<b>1696' SF</b>	<b>Pre-existing nonconformity</b>
<b>Minimum front yard setback</b>	<b>5'-12'</b>	<b>10.2'</b>	<b>5.3'</b>	<b>Applicant shall provide testimony and to demonstrate that the proposed 5.3' front yard setback is consistent on the same side of the street on the same block. Applicant shall provide setbacks from a surveyor to arrive at the average setback</b>
<b>Minimum side yard setback</b>	<b>3'</b>	<b>0.1'</b>	<b>0.1'</b>	<b>Pre-existing nonconformity</b>
<b>Minimum both side yard setbacks</b>	<b>6'</b>	<b>4.7'</b>	<b>3.1'</b>	<b>Variance</b>
<b>Minimum rear yard setback</b>	<b>15'</b>	<b>12.6'</b>	<b>12.6'</b>	<b>Pre-existing nonconformity</b>
<b>Maximum building height</b>	<b>38'</b>	<b>28'</b>	<b>42'</b>	<b>Variance</b>