

PHASE 1 & 2 LIST OF VARIANCES REQUESTED (Revised)

1. Variance from Section 408.E.1 to permit a Principal Building Rear Yard Setback of 40 feet along the rear yard of buildings 1-C, 1-D and 1-E where 50 feet is required. Variance is requested to allow construction of decks that exceed 30" in height, which per Section 431.45 must meet minimum principal building setback. At the time of preliminary approval the applicant was proposing and showed a 50 feet deep unit with an allowance for a 10 feet deck. The applicant is now proposing a 60 feet deep unit with a deck not to exceed 10 feet in depth. This larger, more desirous unit will enhance property values and allow for two car driveways and two car garages.
2. Variances from Section 408.E.1 same as above for Building 1-H.
3. Variances from Section 408.E.1 to permit a Principal Building Side Yard Setback of 40 feet along the side of the Building 1-E where 50 feet it required. Variance is requested in order to keep setback consistent with the setback variance requested in number 2 above. NOTE: The side yard variance for Building 1-E was approved as part of the Preliminary Site Plan Application.
4. Internal Variance from Section 408.E.1 to permit a Principal Building Rear Yard Setback of 30 feet for Building 1-K where 39.38 feet building setback was granted as part of the 2019 Preliminary Site Plan approval and 50 feet is required (new calculated dimension is 37.93 for the building, additional relief is to allow for potential revision for unit placement and to accommodate the proposed deck). The additional relief request is a result of the change from a 50 feet deep unit to a 60 feet deep unit.
5. Internal Variance from Section 408.E.1 to permit a Principal Building Rear Yard Setback of 40 feet for Building 1-J where 50 feet is required to accommodate proposed deck. The requested setback relief is set at 40 feet to be consistent with the relief sought for Buildings, 1-C, 1-D & 1-E. The additional relief request is a result of the change from a 50 feet deep unit to a 60 feet deep unit.

6. Internal Variance from Section 408.E.1 to permit a Principal Building Rear Yard Setback of 25 feet for Building 2-A to accommodate the proposed deck. The additional relief request is a result of the change from a 50 feet deep unit to a 60 feet deep unit. An Internal Variance for a 30.25 feet Principal building Rear Yard Setback was granted as part of the 2019 Preliminary approval.