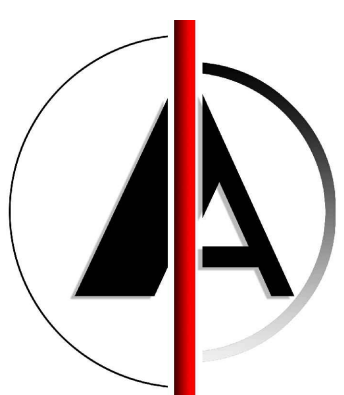




WILMETTE AVENUE



ZONING ANALYSIS

	<u>ALLOWED</u>	<u>PROPOSED</u>
ZONING DISTRICT	R2	R2
LOT AREA	-	48,183 SF ( INCLUDES 306 SF OF VACATED ALLLEY )
MAXIMUM # OF DWELLING UNITS	16	14
MINIMUM LOT AREA PER UNIT	3,000 SF	3,441.6 SF
MINIMUM LOT WIDTH	100.00'	200.16'
MAXIMUM BUILDING HEIGHT	35'-0" / 2.5 ST	33'-5" / 2.5 ST
MAXIMUM FIRST FLOOR HEIGHT	4'-0"	1'-7"
FRONT YARD SETBACK	31'-0"	31'-0"
INTERIOR SIDE YARD SETBACK	20'-0"	20'-0"
COMBINED SIDE YARD SETBACK	100'-0"	40'-0"
REAR SETBACK	40'-0"	40'-0"
SEPARATION BETWEEN EAST & NORTH BUILDING	30'-0"	14'-3 1/2"
MAXIMUM FLOOR AREA	33,728 SF	33,725 SF
FRONT YARD MAXIMUM COVERAGE	1,862 SF	950 SF
COMBINED SIDE YARD MAX. COVERAGE @ 20'	4,039 SF	1,305 SF
COMBINED SIDE YARD MAX. COVERAGE @ 50'	10,126 SF	10,108 SF
REAR YARD MAXIMUM COVERAGE	4,902 SF	4,053 SF
REAR YARD STRUCTURE COVERAGE	2,860 SF	2,400 SF
REAR YARD PAVEMENT COVERAGE	2,451 SF	1,652 SF
NUMBER OF BUILDINGS ON LOT	1	3
MAXIMUM UNITS PER BUILDING	4	4 / 6 / 4
NUMBER OF ACC. BUILDINGS ON LOT	3	3
MAXIMUM BUILDING LENGTH	180'-0"	105'-11" / 150'-11" / 105'-11"
NUMBER OF PARKING SPACES	-	28 INT. / 16 EXT.

FLOOR AREA BREAKDOWN

UNIT 01 / UNIT 14

FIRST	767 SF
GARAGE	400 SF
PORCH	144 SF
SECOND	986 SF
ATTIC	277 SF
<u>TOTAL</u>	<u>2574 SF</u>

UNIT 02 / UNIT 03 / UNIT 12 / UNIT 13

FIRST	768 SF
GARAGE	376 SF
PORCH	56 SF
SECOND	910 SF
ATTIC	301 SF
<u>TOTAL</u>	<u>2411 SF</u>

UNIT 04 / UNIT 11

FIRST	767 SF
GARAGE	400 SF
PORCH	50 SF
SECOND	985 SF
ATTIC	277 SF
<u>TOTAL</u>	<u>2479 SF</u>

UNIT 05

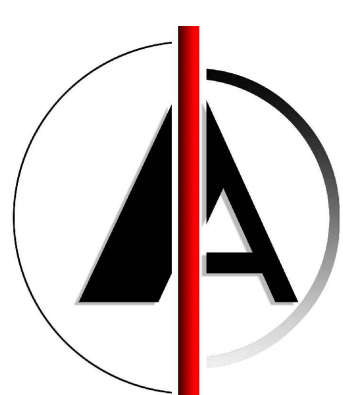
FIRST	864 SF
PORCH	62 SF
SECOND	866 SF
ATTIC	150 SF
<u>TOTAL</u>	<u>1942 SF</u>

UNIT 06 / UNIT 07 / UNIT 08 / UNIT 09

FIRST	849 SF
PORCH	62 SF
SECOND	853 SF
ATTIC	151 SF
<u>TOTAL</u>	<u>1915 SF</u>

UNIT 10

FIRST	875 SF
PORCH	62 SF
SECOND	879 SF
ATTIC	157 SF
<u>TOTAL</u>	<u>1973 SF</u>







**SOUTH ELEVATION**



**EAST ELEVATION**

ALUMINUM OVERHEAD GARAGE DOOR



**NORTH ELEVATION**



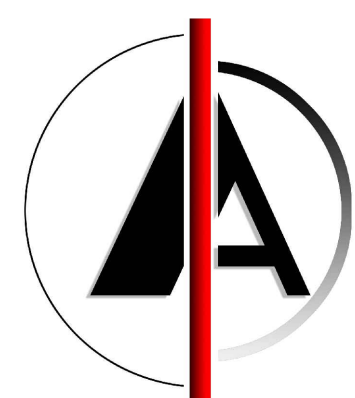
**WEST ELEVATION**



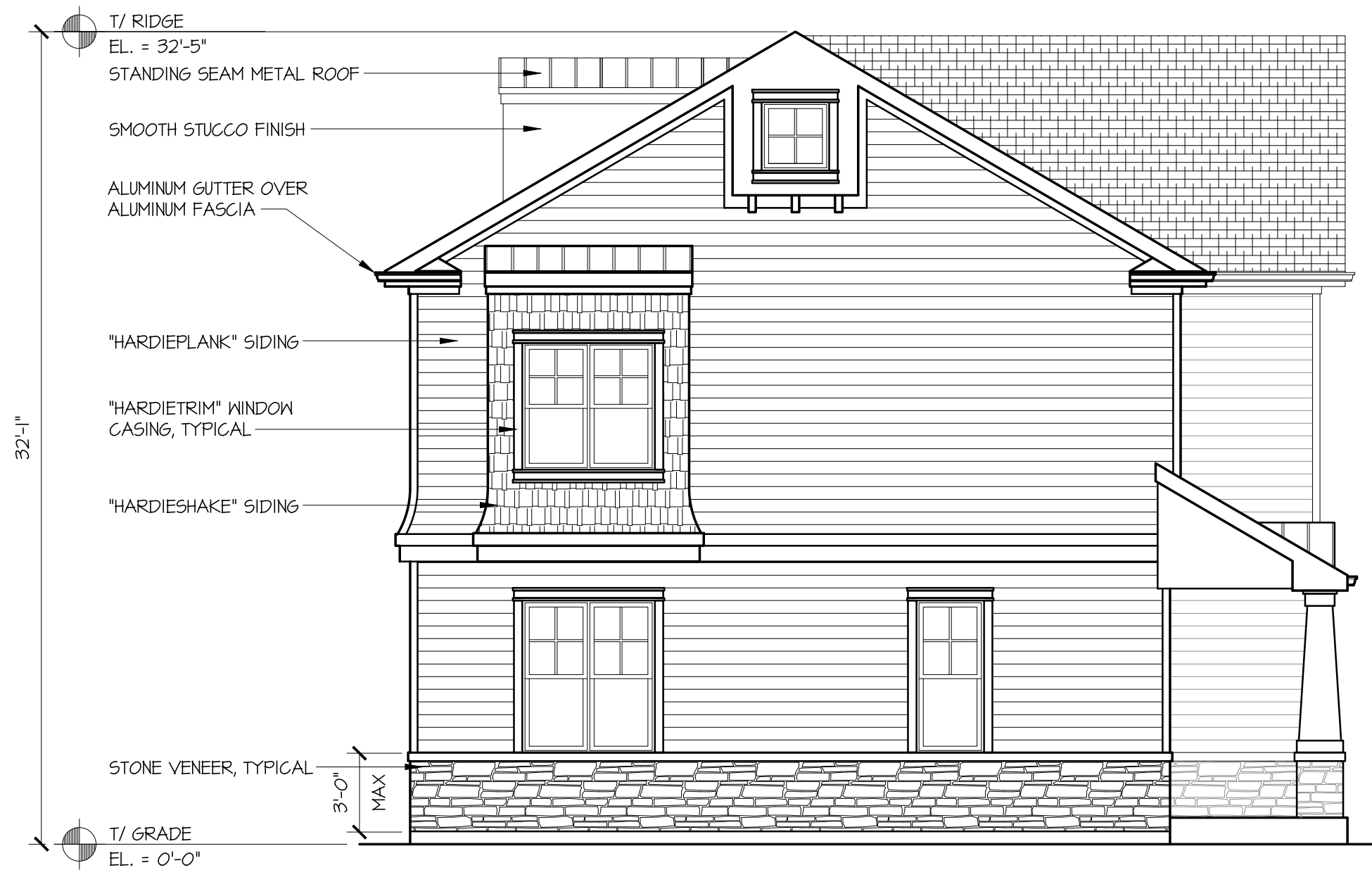
**SOUTH ELEVATION**



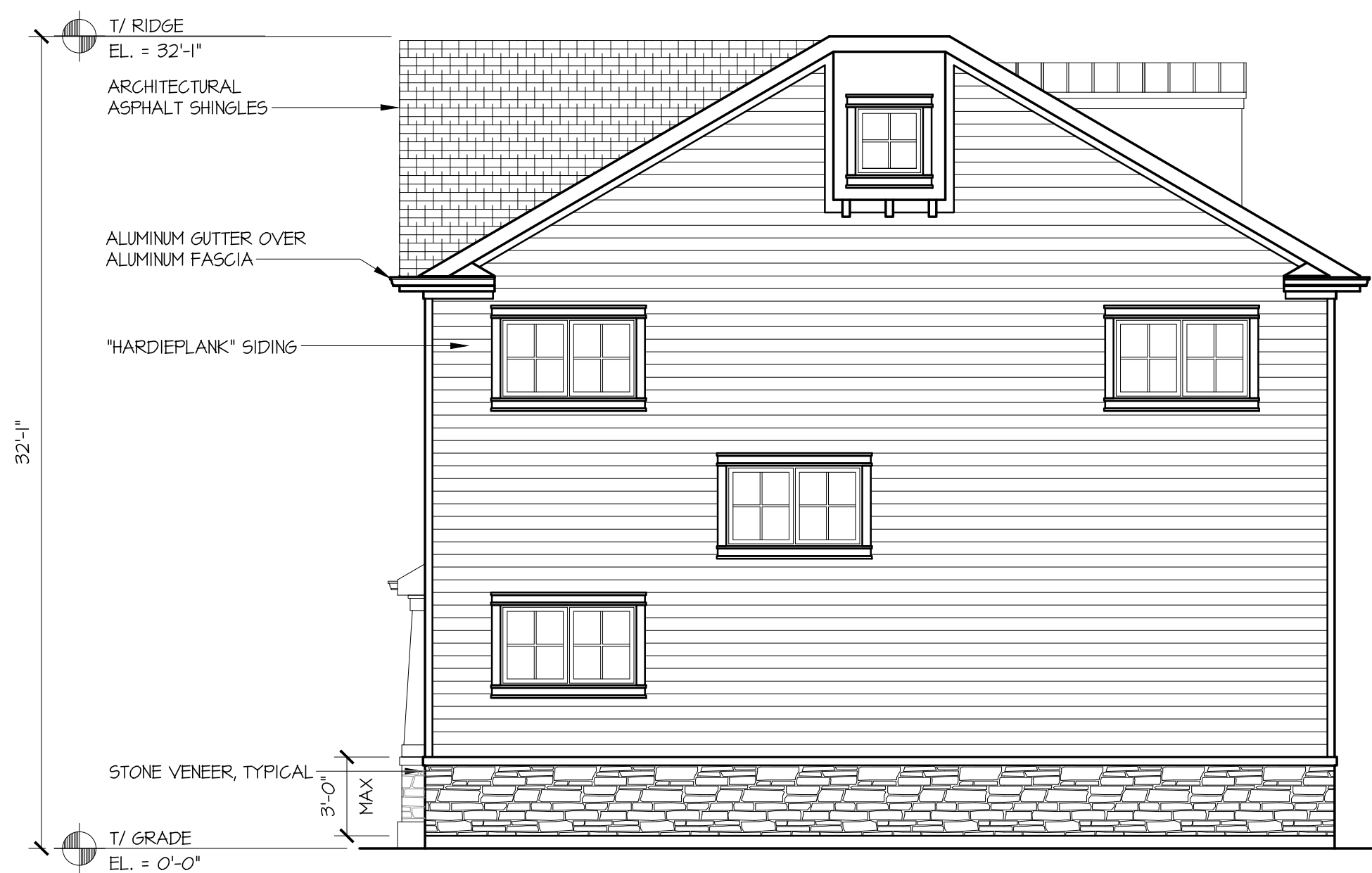
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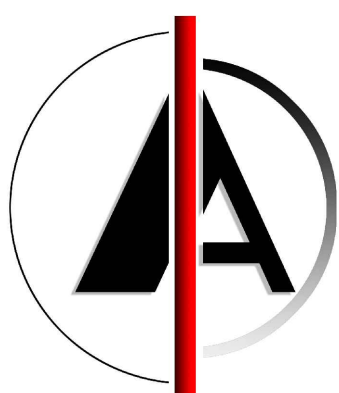




**WEST ELEVATION**



**EAST ELEVATION**



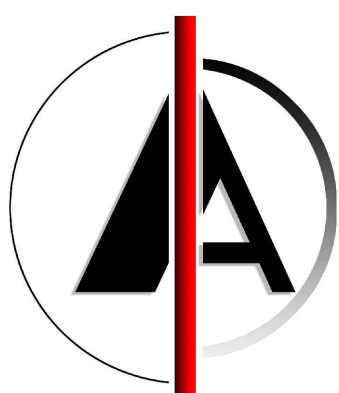
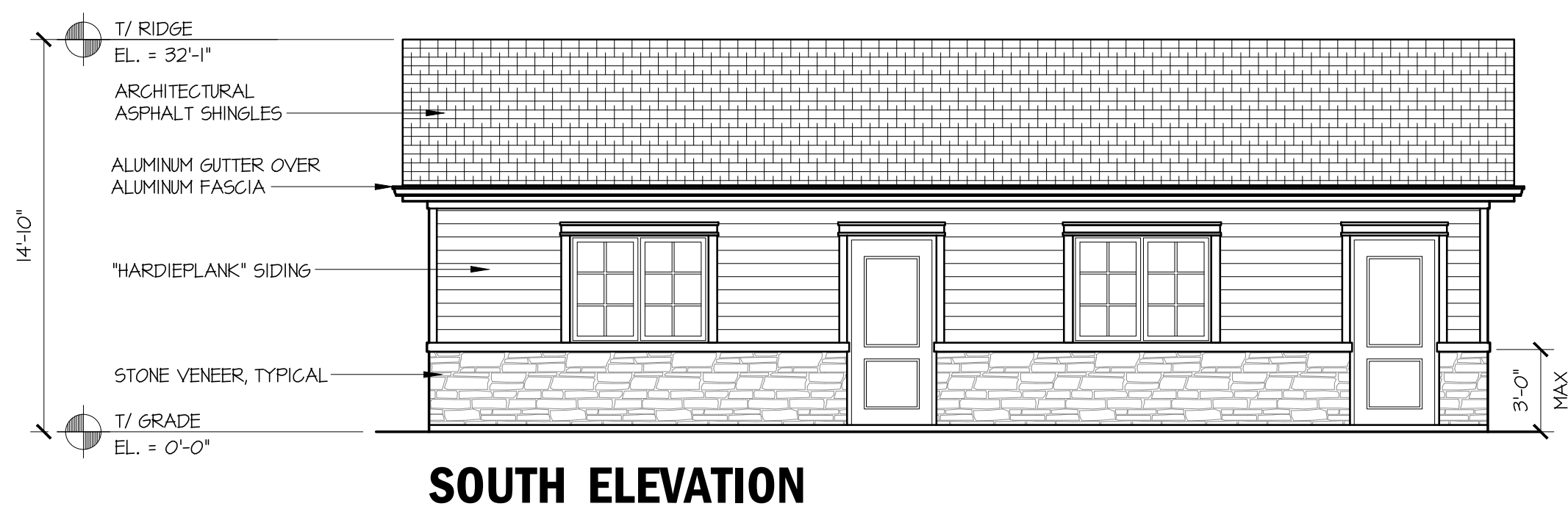
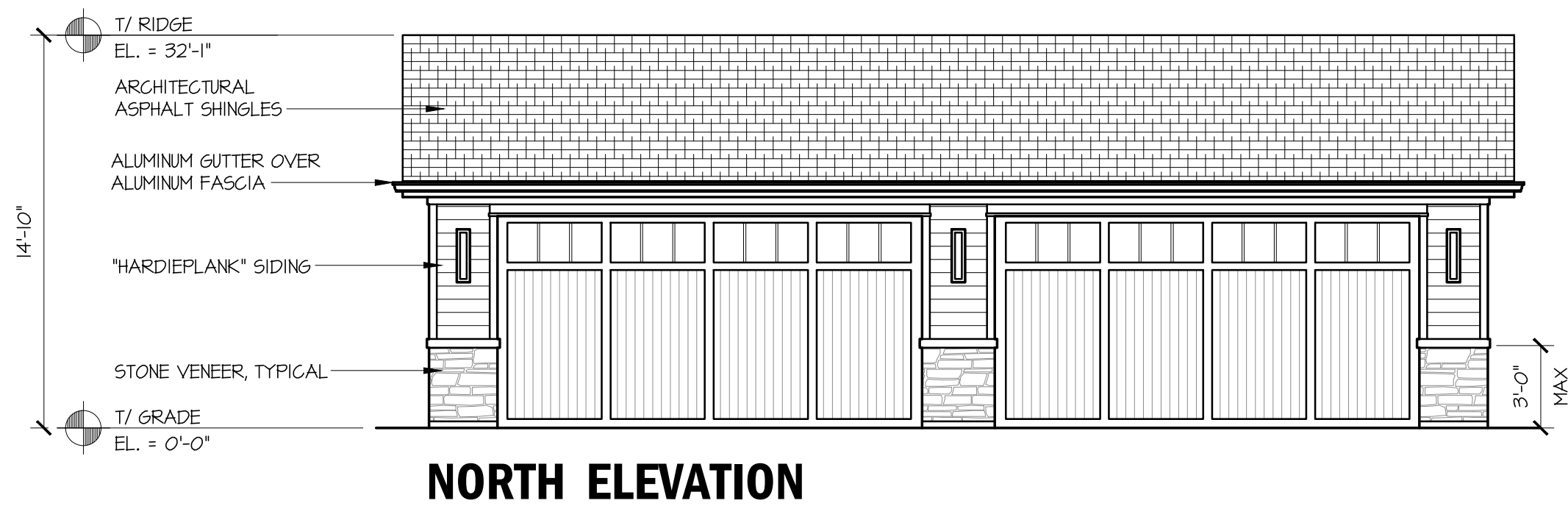
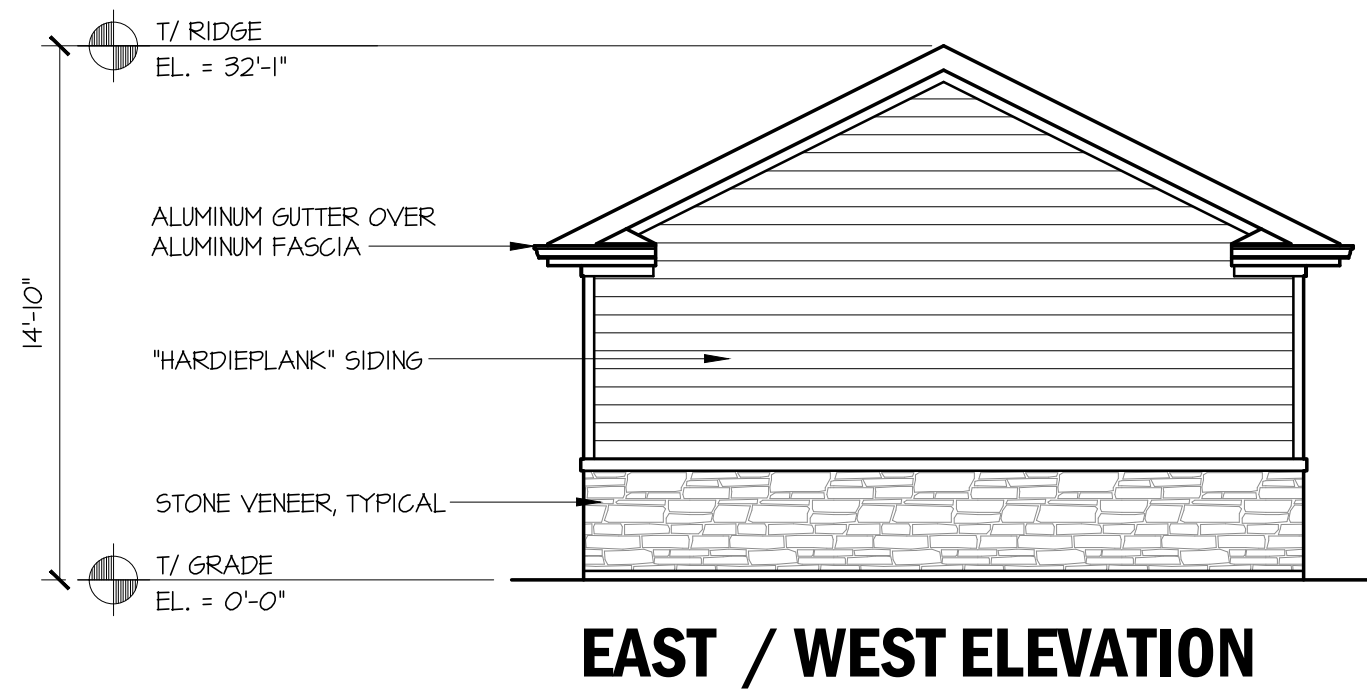
**AIELLO ARCHITECTURE DESIGN**

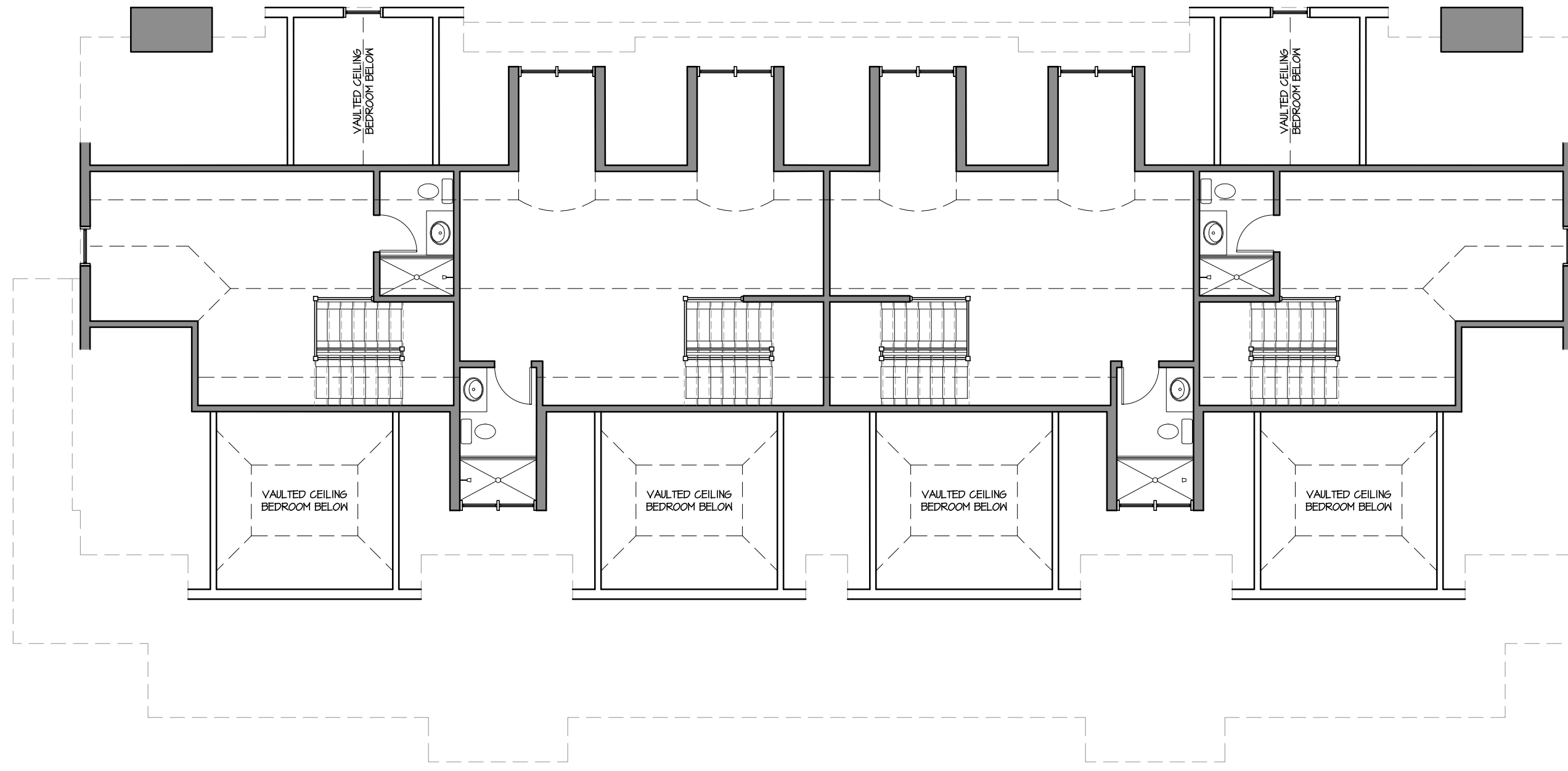
**ZBA PRESENTATION**

**PROPOSED ELEVATIONS**

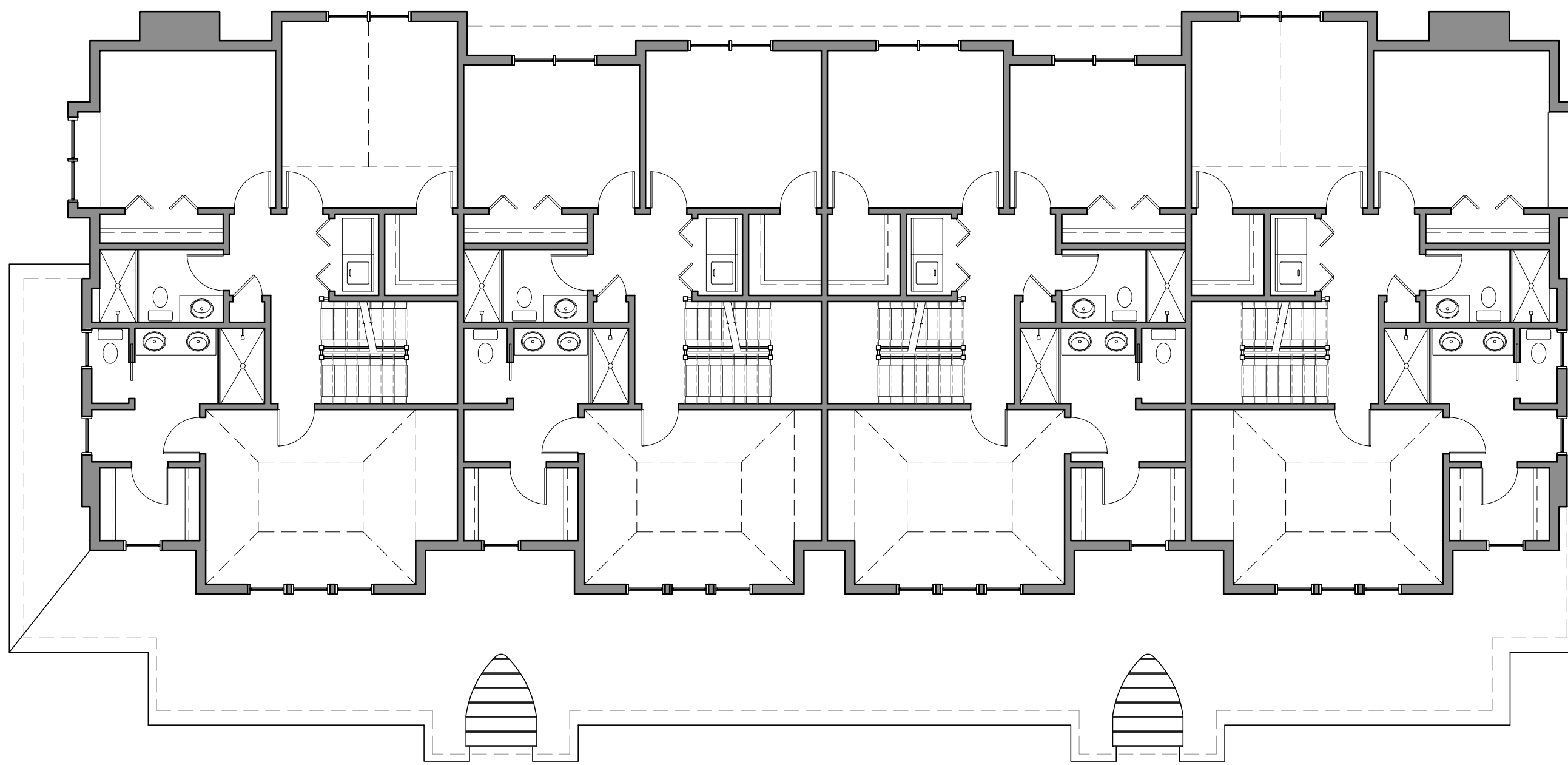
**SCALE: 3/16" = 1'-0"**

**04.23.23**





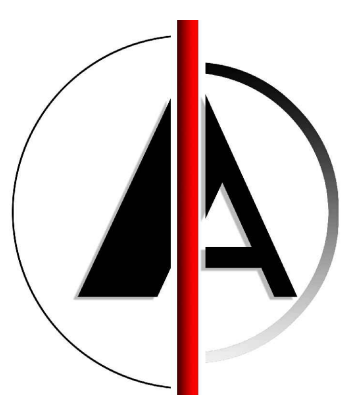
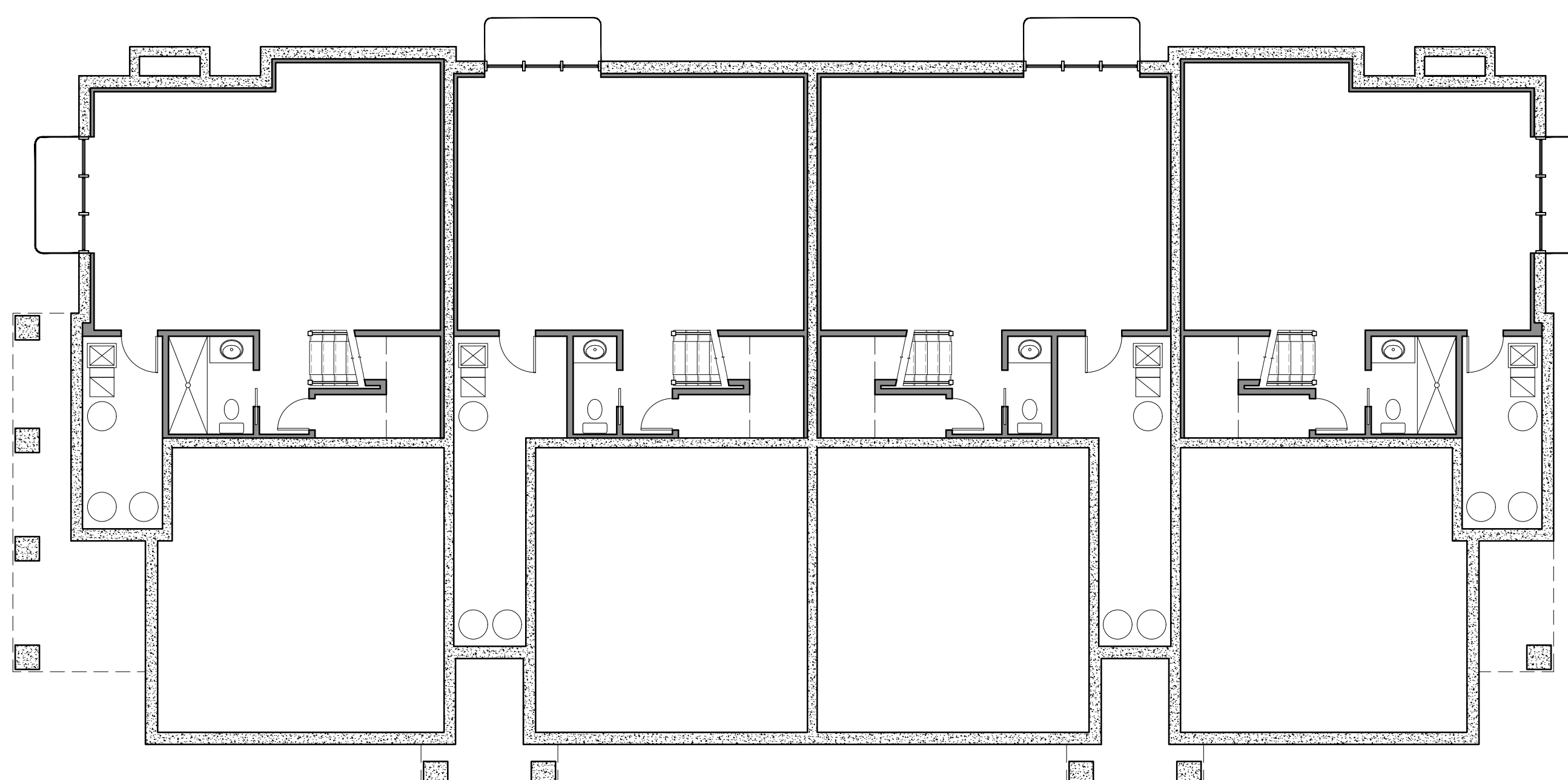
**ATTIC PLAN**

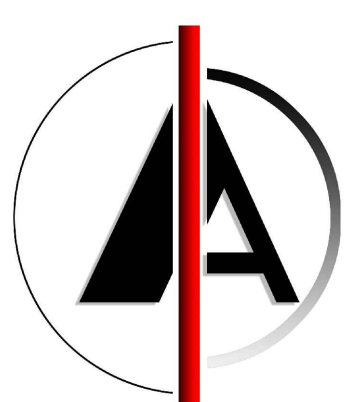
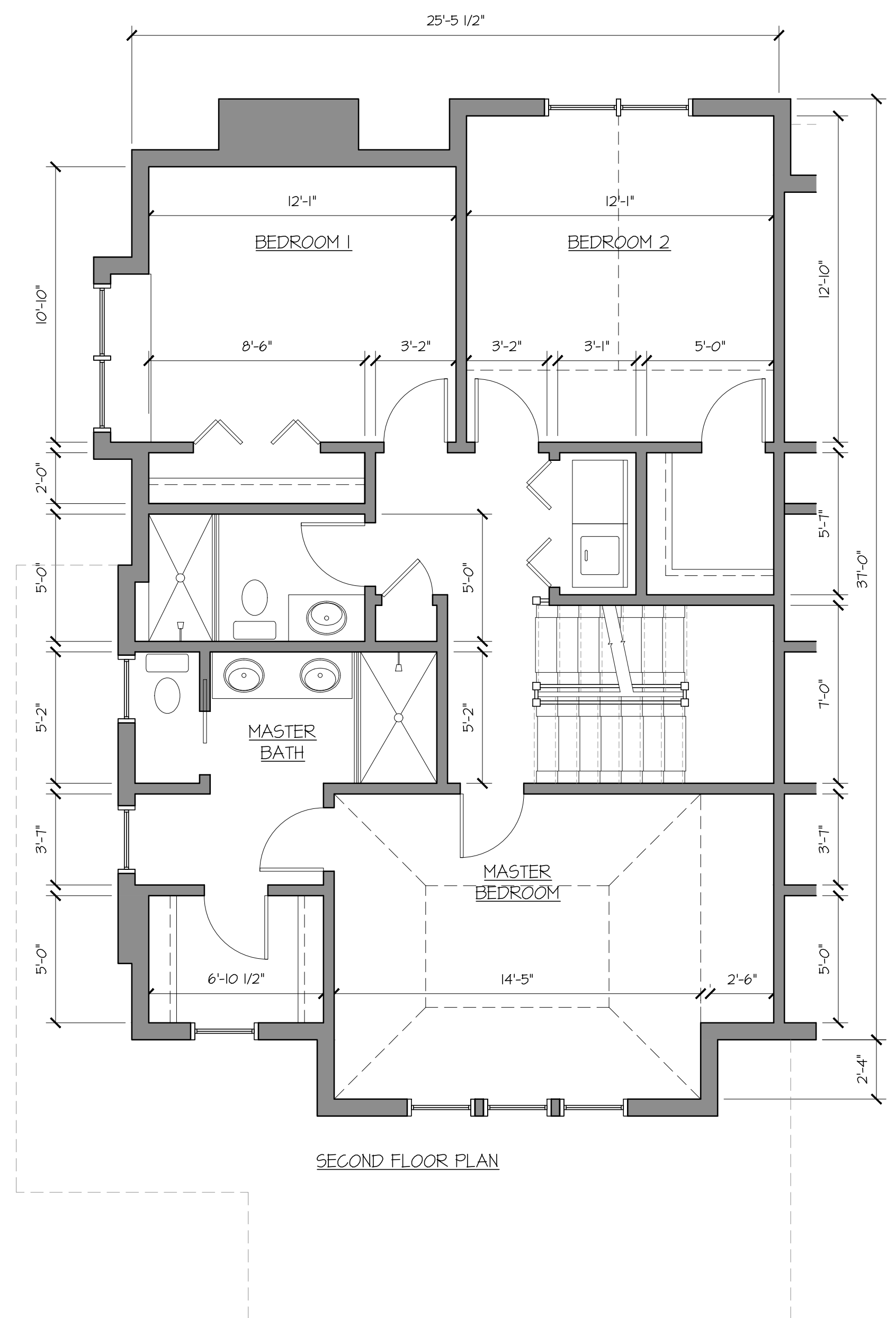
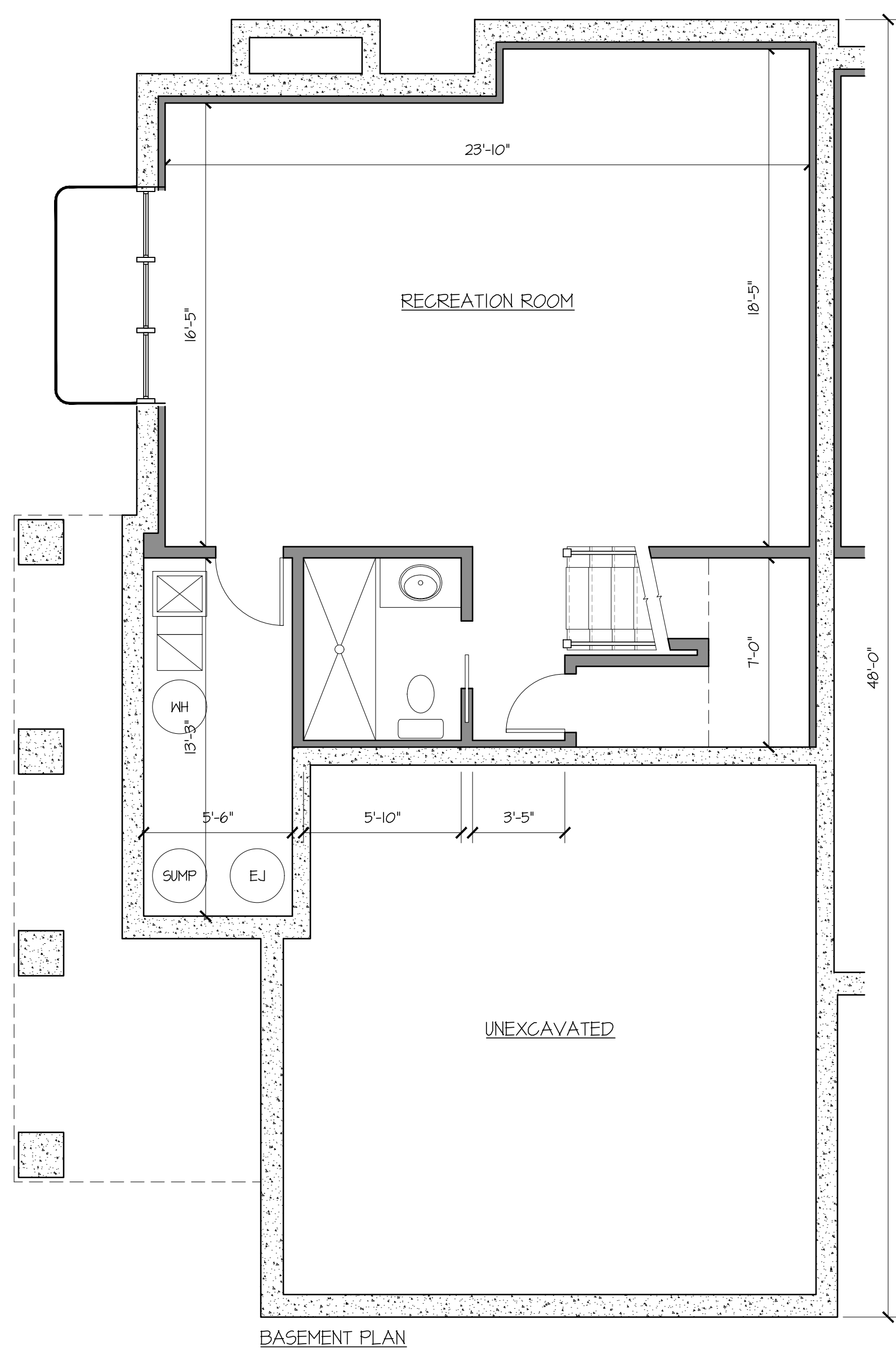
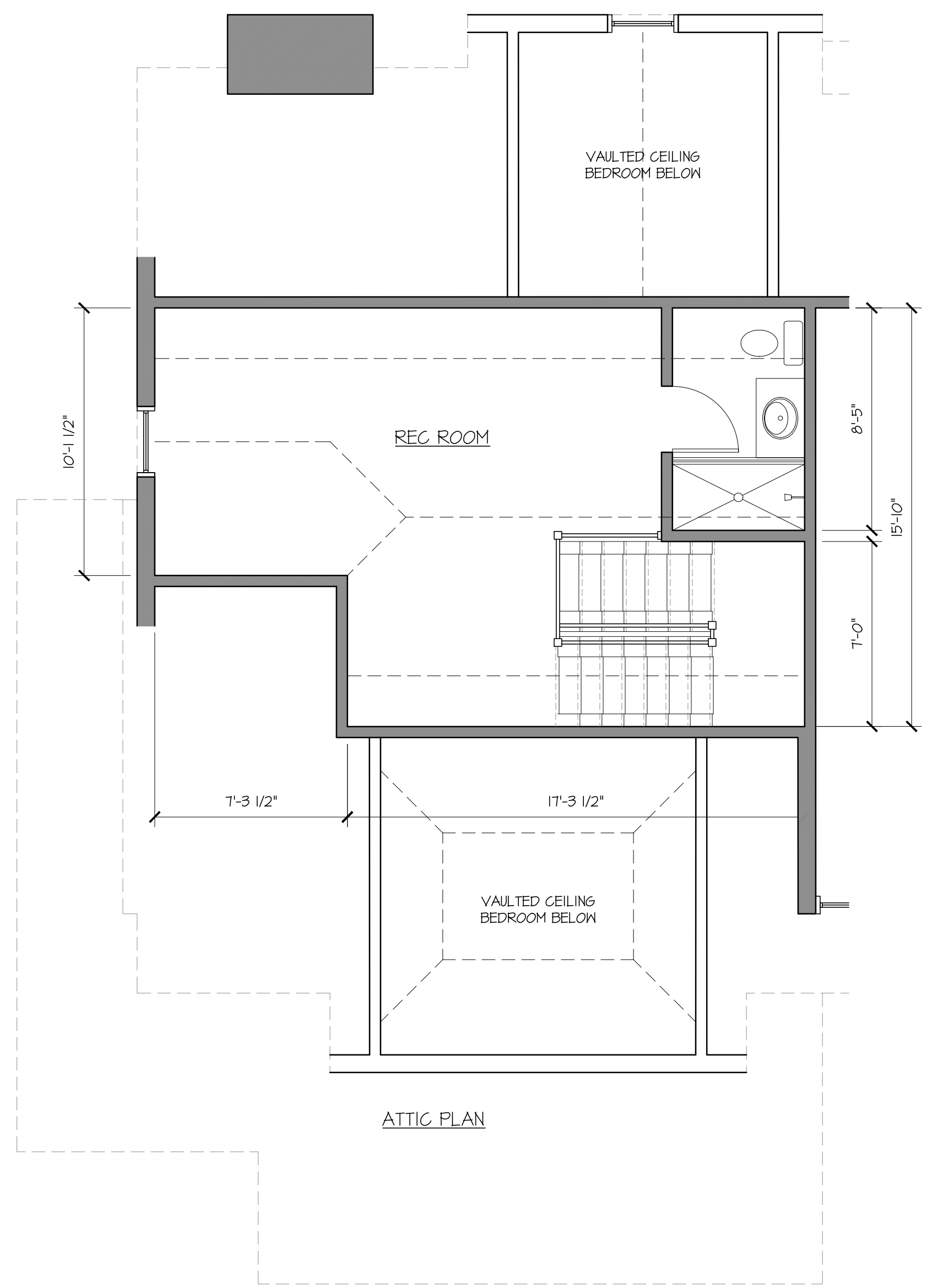
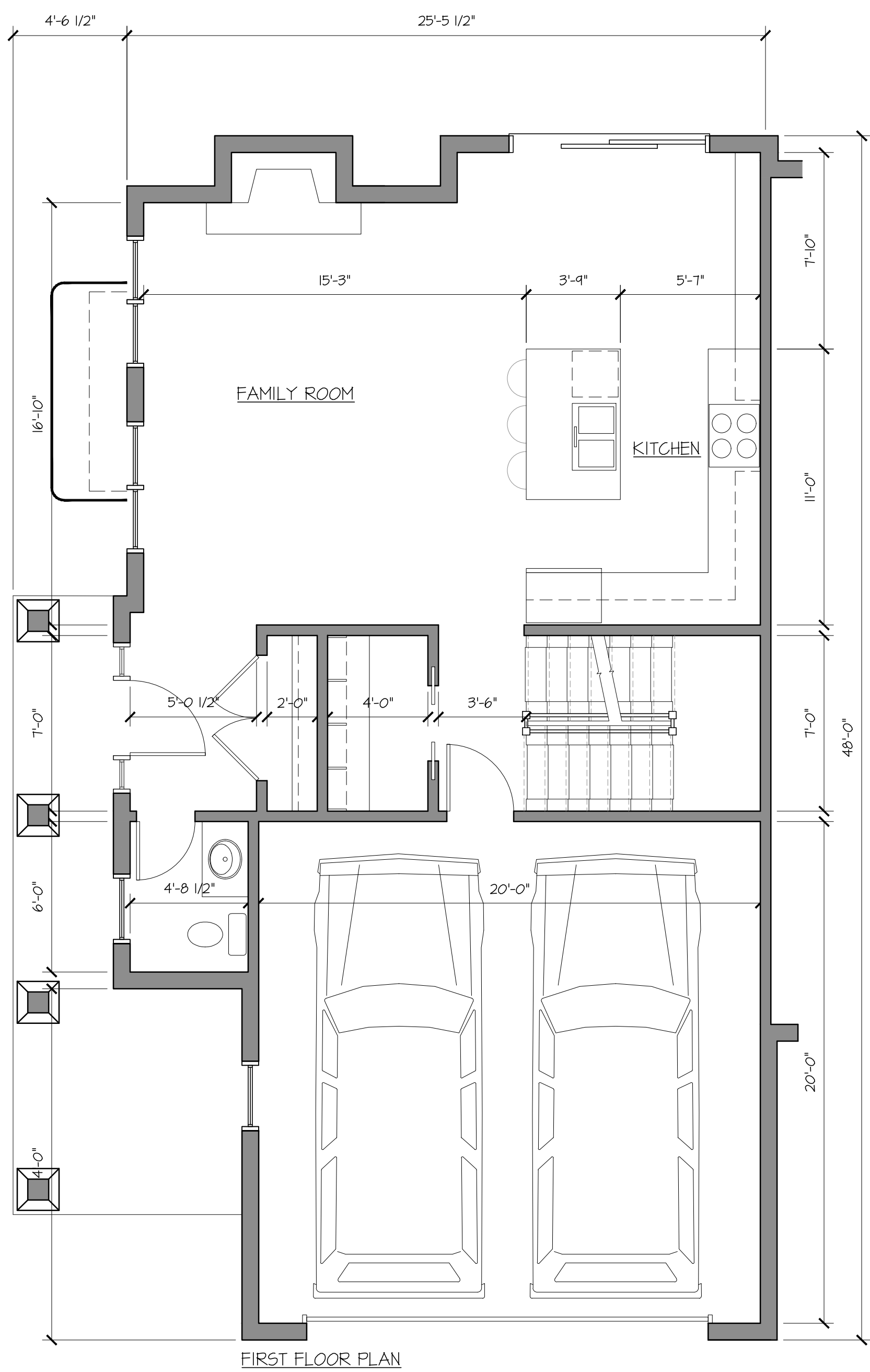


**SECOND FLOOR PLAN**

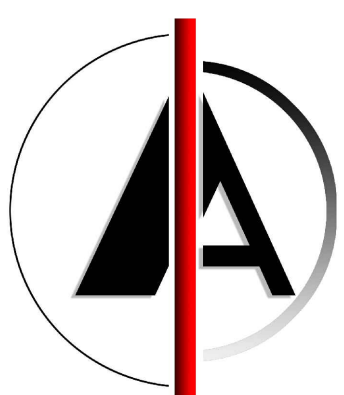
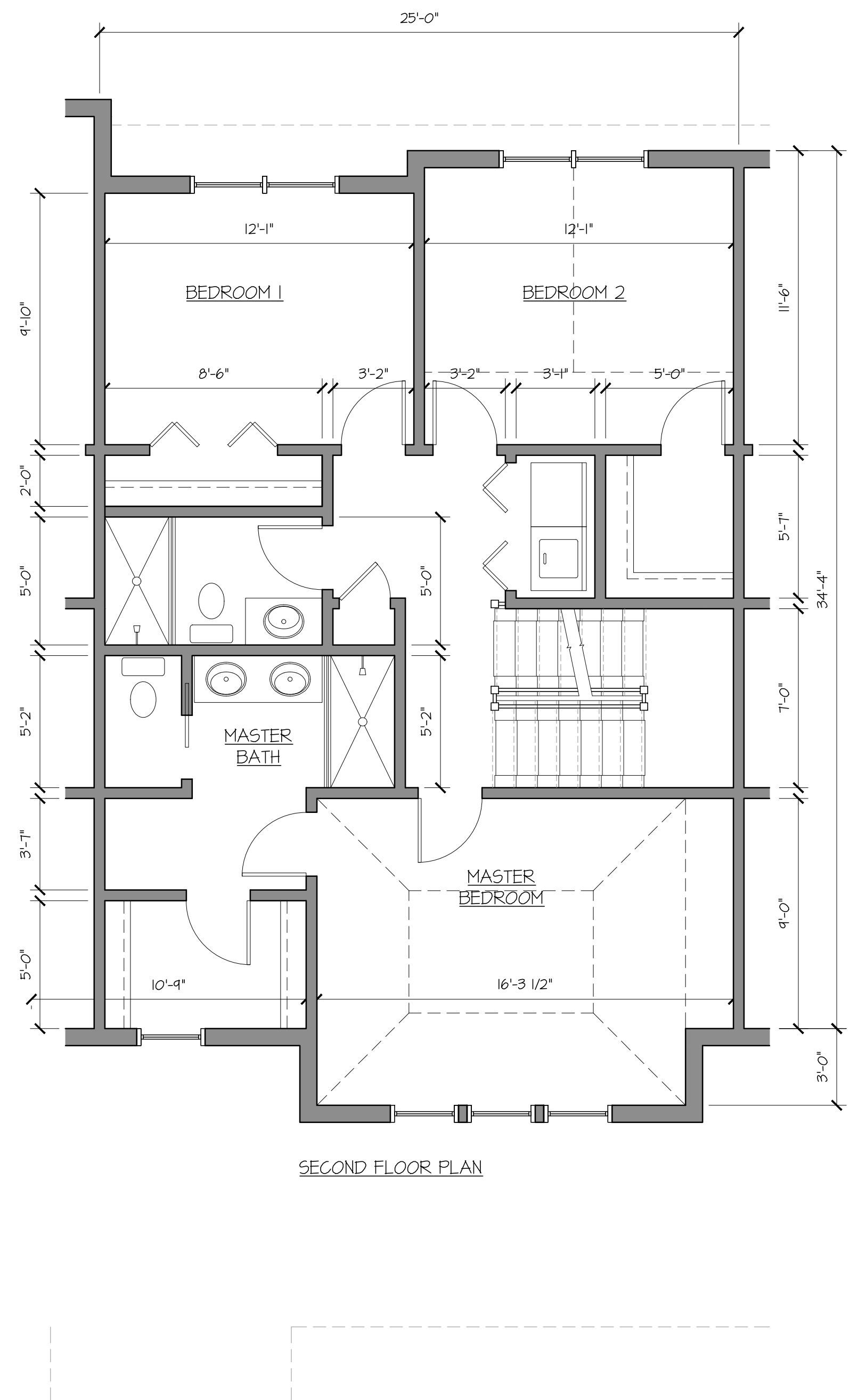
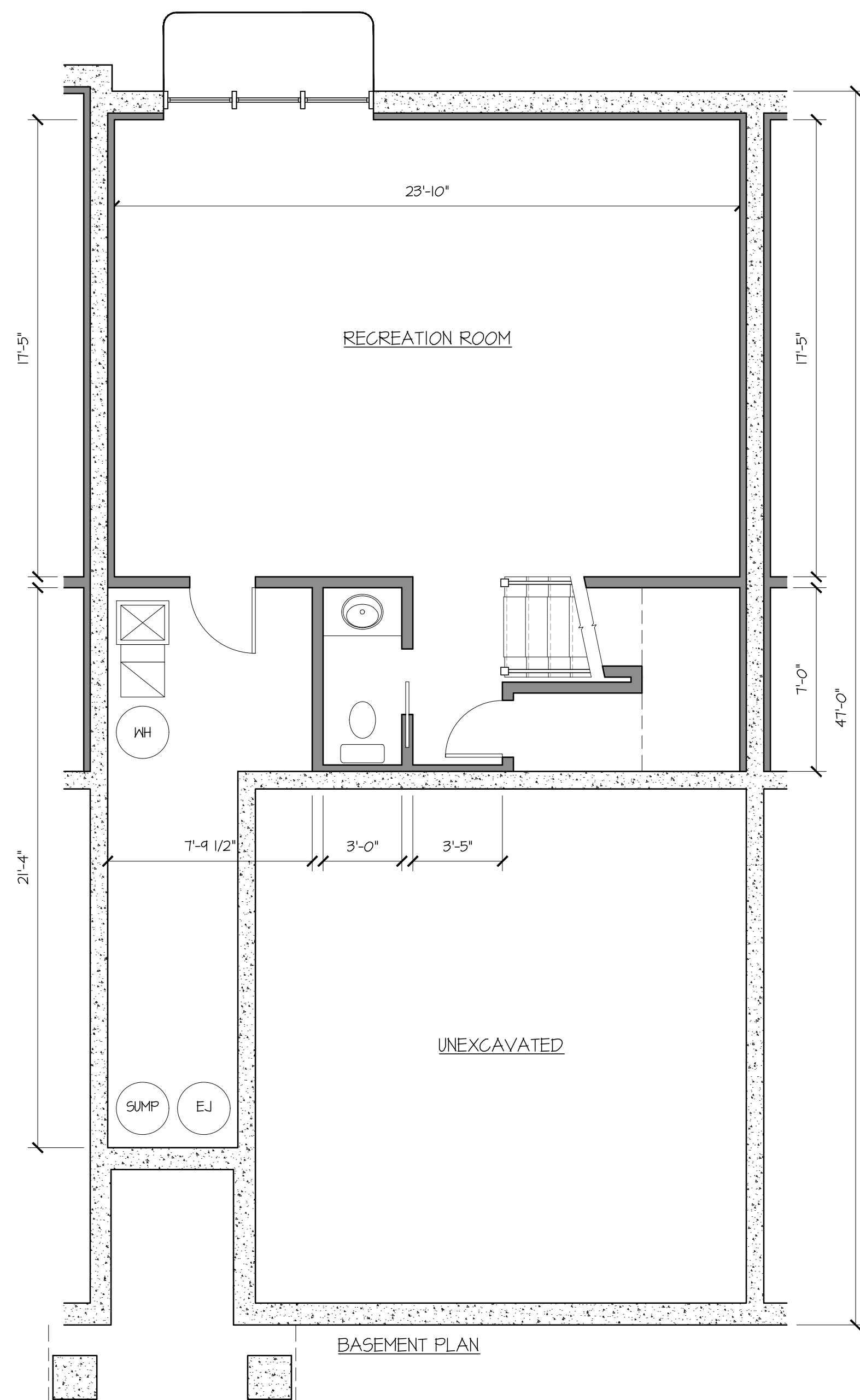
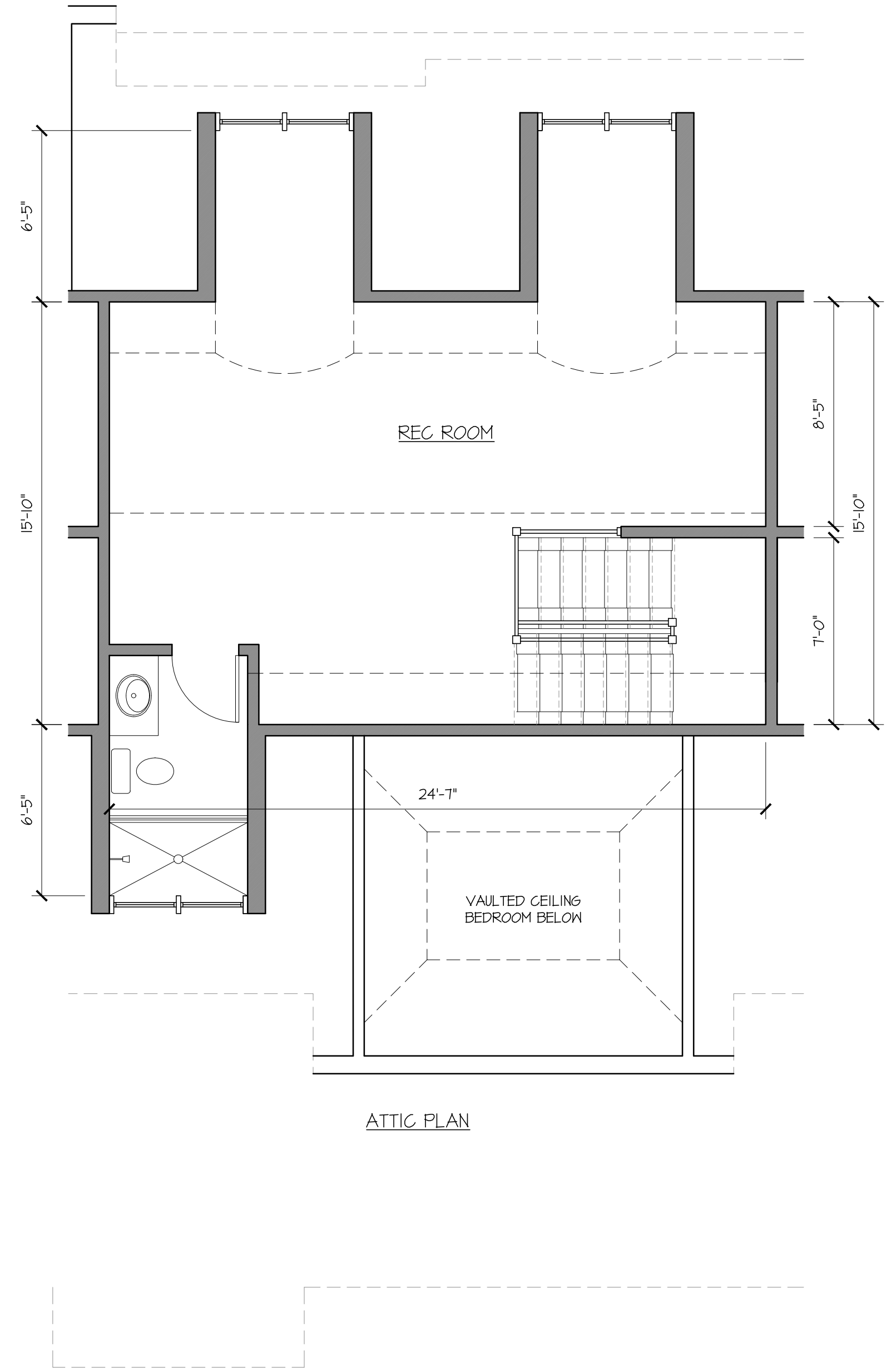
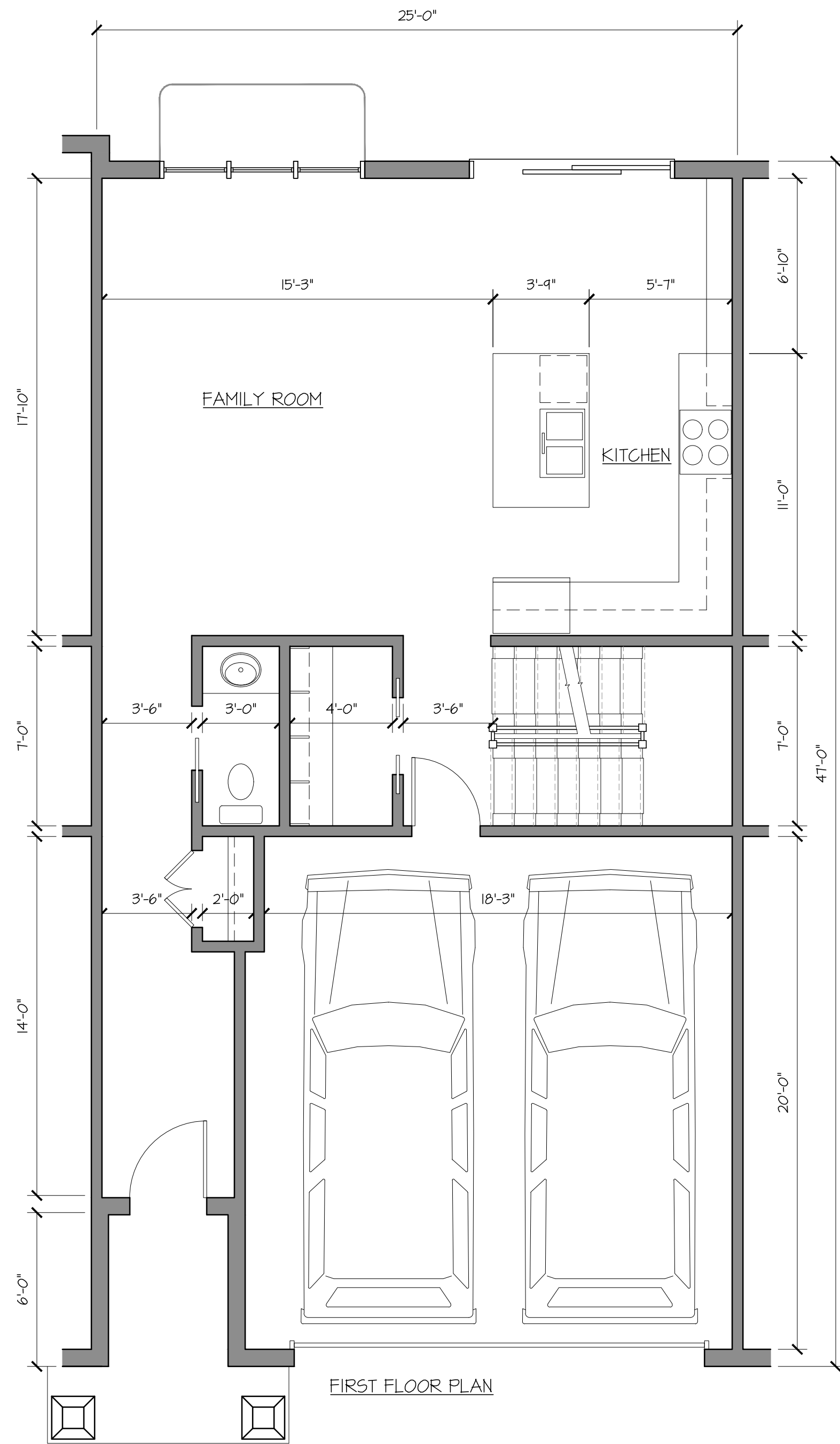


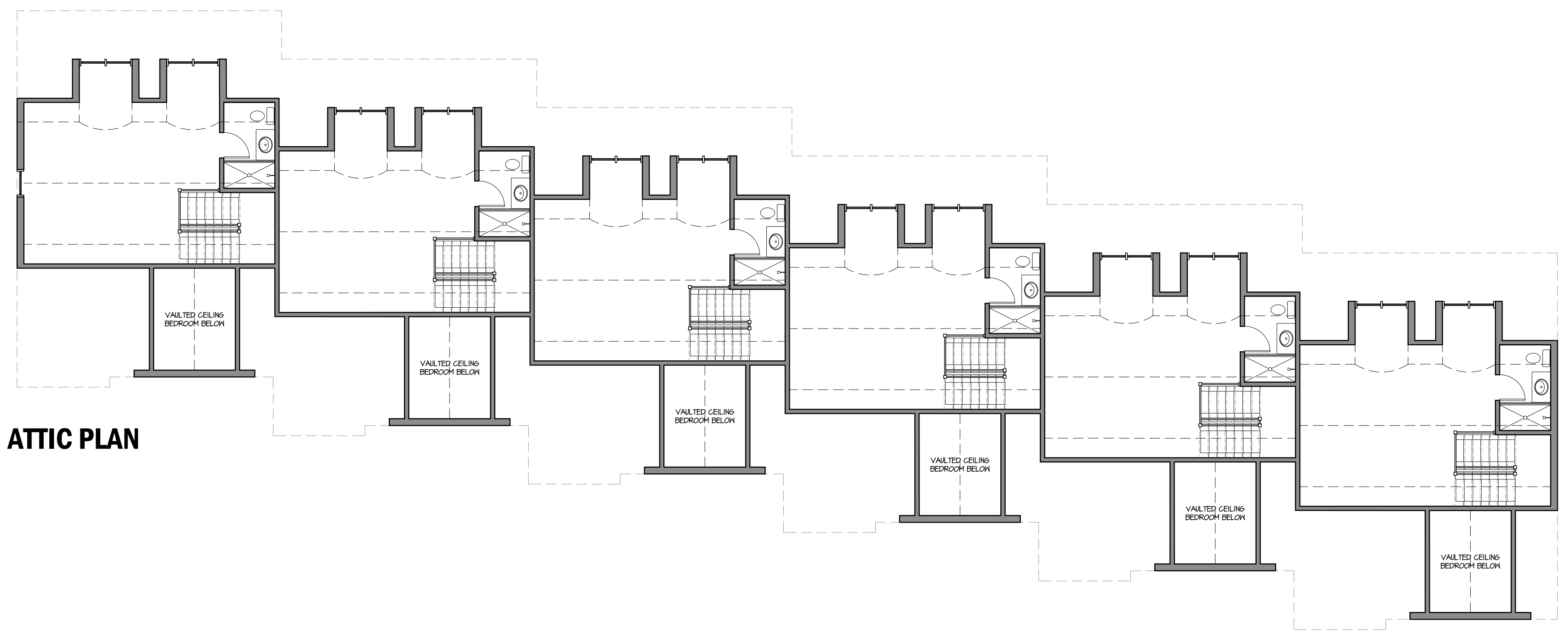
**FIRST FLOOR PLAN**



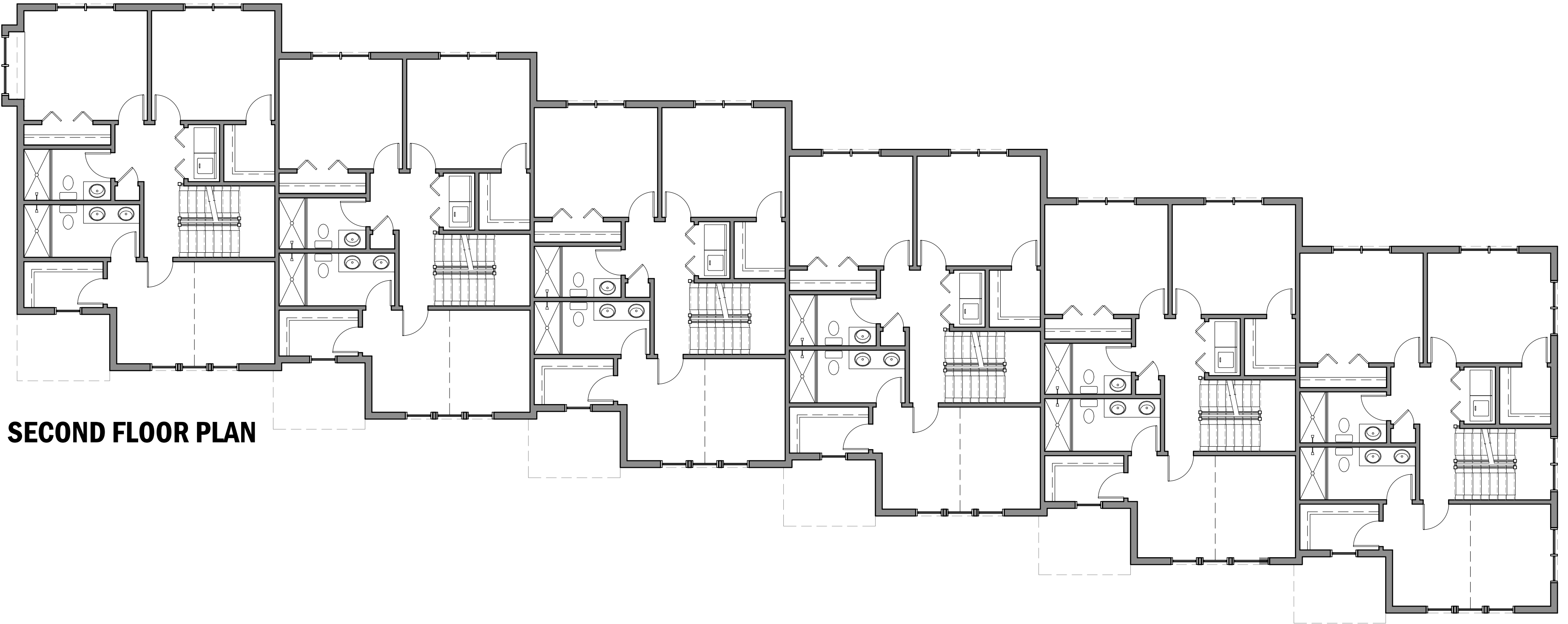




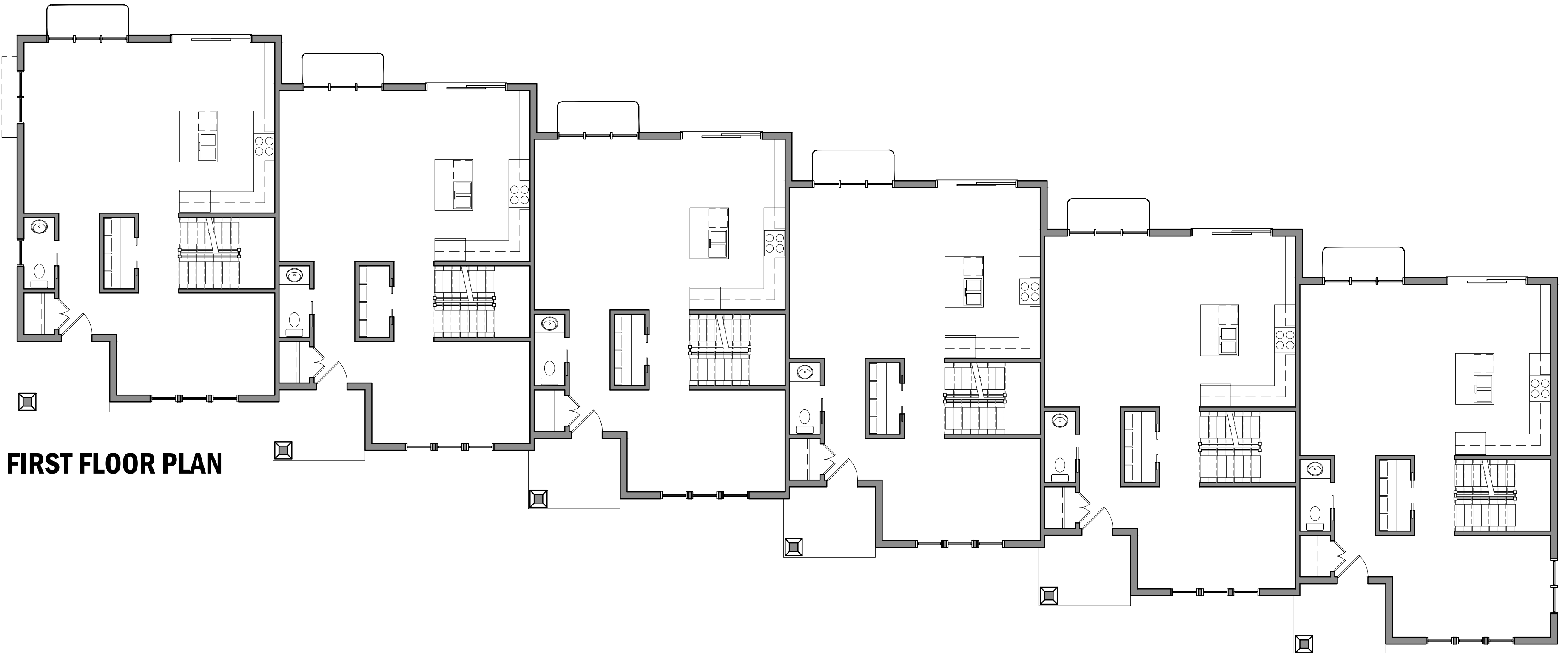




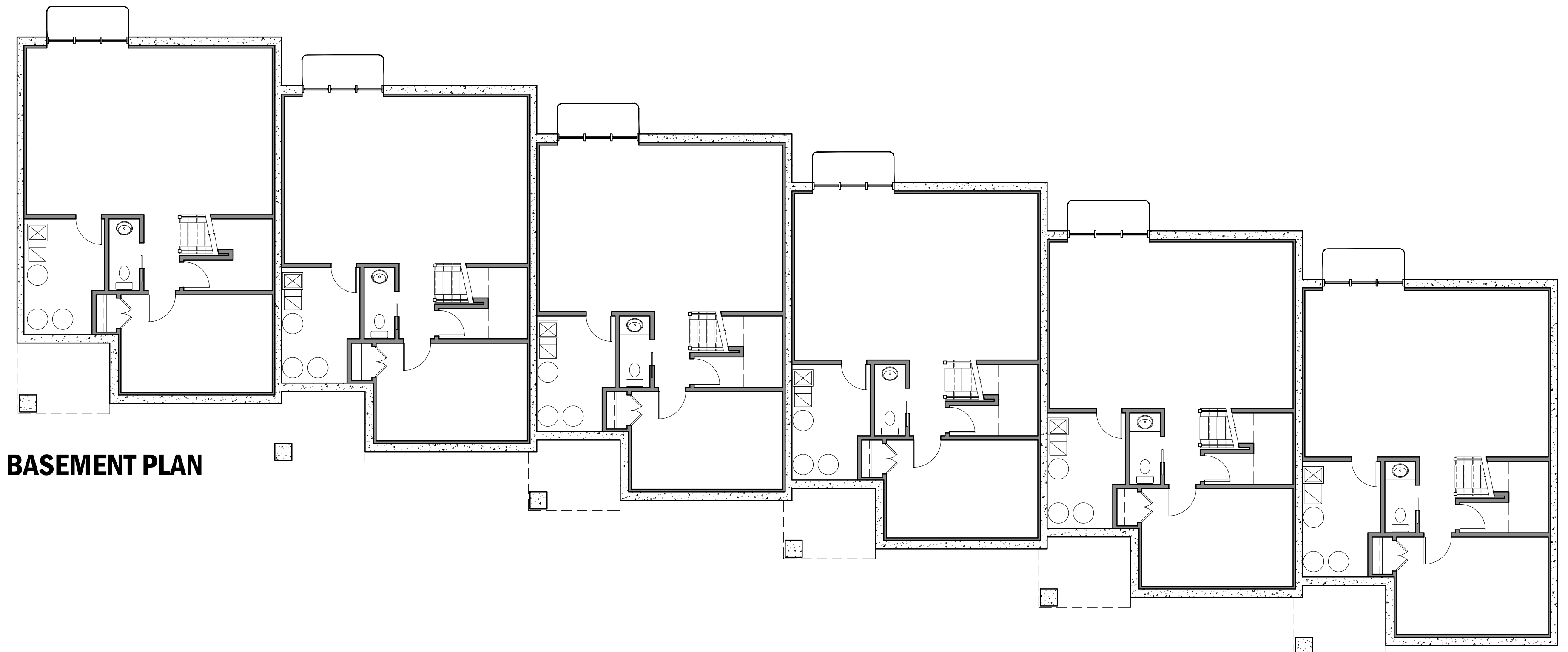
**ATTIC PLAN**



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**



**BASEMENT PLAN**

