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ENGINEERING DEPT.

Township of Lawrence
Mercer County NJ
Department of Community Development

Land Use Application Master Checklist

Name of Applicant: RPM Development

Block No. 2001 ***Lot No(s)*** 2.02

	Required for all applications:	**Complete form:**
(X)	General Information	Form G-1
(X)	Certifications	Form C-1
(X)	Taxpayer Identification number & certification	IRS form W-9
	Type of approval sought (check all as appropriate):	
( )	Appeal from decision of Administrative Officer	Form A-1
( )	Bulk Variance (parcel)	Form B-1
( )	Bulk Variance (signage)	Form B-2
( )	Bulk Variance (homeowner)	Form B-3
( )	Contribution Disclosure Statement	Form DS-1
( )	Conditional Use	N/A
( )	Informal	N/A
( )	Interpretation	N/A
( )	Lot Consolidation	N/A
( )	Site Plan, Informal	N/A
( )	Site Plan, Waiver	N/A
( )	Site Plan, Minor	N/A
( )	Site Plan, Preliminary Major	N/A
(X)	Site Plan, Final Major	N/A
( )	Subdivision, Minor	N/A
( )	Subdivision, Preliminary Major	N/A
( )	Subdivision, Final Major	N/A
( )	Use Variance	Form U-1
( )	Other (specify)	N/A

List all accompanying material:

Description	Number Submitted
See listing on 12/12/22 letter from Dynamic Engineering, including updated point response to most recent Township professional reports from subdivision/preliminary site plan approval outlining changes and items addressed for final site plan approval.	

List name & address of all expert witnesses expected to testify:

To be provided prior to hearing

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. **Applicant:**

Name: RPM Development
Address: 77 Park Street
Montclair, NJ 07042
Phone: 215.688.0432
Fax:
Email: kkavanaugh@rpmdev.com

2. **Owner of land (as shown on current tax records):**

Name:
Address:
Phone:
Fax:
Email:

3. **Attorney (where applicable):**

Name: Ryan P. Kennedy, Esq.
Address: Stevens & Lee PC
100 Lenox Drive, Suite 200
Lawrenceville, NJ 08648
Phone: 609.243.6424
Fax:
Email: rpke@stevenslee.com

4. **Engineer (where applicable):**

Name: Thomas J. Muller, PE, PP
Address: Dynamic Engineering Consultants, PC
1904 Main Street
Lake Como, NJ 07719
Phone: 732.974.0198
Fax:
Email: tmuller@dynamicec.com

5. **If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.**

6. **Location of Land:**

Lot No(s): 2.02 Block(s): 2001 Tax Map Pg(s): 20.01
Street(s): Texas Ave.

7. **Zoning designation of parcel (see Zoning Map):** HC Zone and R-4 Zone

8. **Name of proposed development:** Proposed Residential Development

Township of Lawrence
Mercer County NJ
Department of Community Development

Certifications

Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature RPM Development, LLC
By: _____ Date December 1, 2022
Edward G. Martoglio, sole member
(Print or type name)

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature N/A _____ Date _____
_____
(Print or type name)

Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature RPM Development, LLC
By: _____ Date December 1, 2022
Edward G. Martoglio, sole member
(Print or type name)

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature RPM Development, LLC
By: _____ Date December 1, 2022
Edward G. Martoglio, sole member
(Print or type name)

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

Ryan P. Kennedy, Esq. - Stevens & Lee P.C., being duly sworn according to
(name of property owner, developer, redeveloper or professional)
law upon (his, her, their) oath, depose and say: I, Ryan P. Kennedy, Esq.

a property owner, developer, redeveloper or professional making an application in reference to a property identified as 2495 Brunswick Pike (Property address) 2001 (Block) 2.02 (Lot(s))

am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

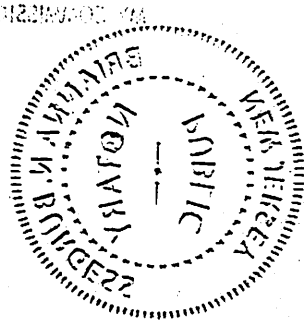
I further understand that continuing disclosure is required for such contributions made following the filing of this Contribution Disclosure Statement during the approval process and hereby agree that prior to granting of final approval of the application, I will amend the disclosure statement if such further contributions are made.

(Signature)

Sworn to and Subscribed before
me this 2nd day of
February 2023

Brianna Burgess
(Notary Public)

BRIANNA N. BURGESS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JAN 6, 2025



Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
None		

Provide additional pages as necessary

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

Thomas J. Muller, PE PP, being duly sworn according to
(name of property owner, developer, redeveloper or professional)
law upon (his, her, their) oath, depose and say: I, Thomas J. Muller, PE PP and Dynamic Engineering Consultants, PC

a property owner, developer, redeveloper or professional making an application in reference to a property identified as 2495 Brunswick Pike (Property address) 2001 (Block) 2.02 (Lot(s))

am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

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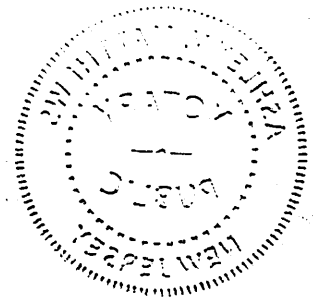
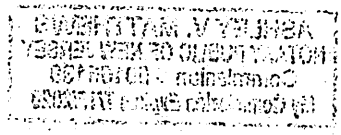
Thomas J Muller
(Signature)

Sworn to and Subscribed before
me this 25 day of
January 2023

(Notary Public)

ASHLEY V. MATTHEWS
NOTARY PUBLIC OF NEW JERSEY
Commission # 50165138
My Commission Expires 7/15/2026





Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
NONE		

Provide additional pages as necessary

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

Anthony D'Agosta III, being duly sworn according to
(name of property owner, developer, redeveloper or professional)
law upon (his, her, their) oath, depose and say: I, John Inglese and Inglese Architecture & Engineering

a property owner, developer, redeveloper or professional making an application in reference to a property identified as 2495 Brunswick Pike (Property address) 2001 (Block) 2.02 (Lot(s))

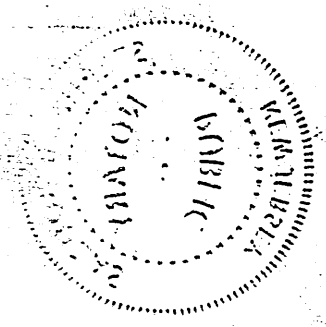
am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing of this Contribution Disclosure Statement during the approval process and hereby agree that prior to granting of final approval of the application, I will amend the disclosure statement if such further contributions are made.

(Signature)

Sworn to and Subscribed before
me this 27th day of
January 2023

(Notary Public)
Stephanie Bouzas



Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
N/A		

Provide additional pages as necessary

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF ~~MERCER~~ ESSEX)

RPM Development, LLC, being duly sworn according to
(name of property owner, developer, redeveloper or professional)
law upon (his, her, their) oath, depose and say: I, Edward G. Martoglio, sole member of RPM Development, LLC

a property owner, developer, redeveloper or professional making an application in reference to a property

identified as Texas Ave. (Property address) 2001 (Block) 2.02 (Lot(s))

am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing of this Contribution Disclosure Statement during the approval process and hereby agree that prior to granting of final approval of the application, I will amend the disclosure statement if such further contributions are made.

RPM Development, LLC

By:

(Signature) Edward G. Martoglio, sole member

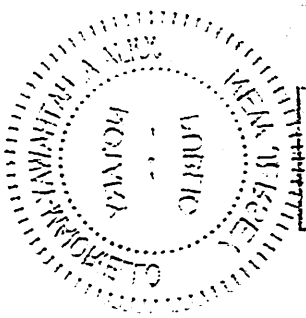
Sworn to and Subscribed before

me this 1st day of

December 2022

(Notary Public)

Julia A. Hathaway-Maioriello
NOTARY PUBLIC
State of New Jersey
ID # 50067482
My Comm. Expires September 8, 2027



Julie A. Hathaway-Mainiero
NOTARY PUBLIC
State of New Jersey
ID # 50007182
My Comm. Expires September 8, 2022

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
None.		

Provide additional pages as necessary

Table 8.2. Submission Checklist

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
1. Submission of completed application forms. Quantity as specified. A. Planning Board B. Zoning Board	24	23 21	23 21	24 22	24 22	24 22	24 22	24 22
2. Folded plot/plan submission. Quantity as specified. A. Planning Board B. Zoning Board	24	23 21	23 21	24 22	24 22	24 22	24 22	24 22
3. Protective covenants/deed restrictions. Quantity as specified. A. Planning Board B. Zoning Board	24	23 21	23 21	24 22	24 22	24 22	24 22	24 22
4. Name, signature license number, seal, address & telephone phone number of plan preparer, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X
5. Name, address and telephone number of owner and applicant.	X	X	X	X	X	X	X	X

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application					
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
6. Title block denoting type of application, tax map sheet number, county, name of municipality, block and lot, and street location.	X	X	X	X	X	X	X	X	✓
7. A key may not smaller than 1"=1,000 feet showing location of tract with reference to surrounding properties, streets, municipal boundaries, zoning, etc., within 500'.	X	X	X	X	X	X	X	X	✓
8. A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X	✓
9. Tract boundary - a heavy solid line.	X	X	X	X	X	X	X	X	✓
10. North arrow, graphic scale and written scale.	X	X	X	X	X	X	X	X	✓
11. Signature blocks for Chair, Secretary, Administrative Officer and Municipal Engineer.		X	X	X	X	X	X	X	✓

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application					
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
12. Appropriate certification blocks as required by Map Filing Law.					X	X			N/A
13. Monuments as specified by Map Filing Law or Township Ordinance.		X			X	X			N/A
14. Date of current property survey.	X	X	X	X	X	X	X	X	✓
15. One (1) of three (3) standardized sheets: 30" x 42" 24" x 36" 8.5" x 14"	X	X	X	X	X	X	X	X	✓
16. Subdivisions: A. Less than 3 acre lot; scale no smaller than 1"=50' B. greater than 3.0 acre lots; scale 1"-100' NOTE: If more than one sheet is needed for development design, an overall subdivision tract map will be provided on one sheet.	 X X	 X X			 X X	 X X			✓

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application					
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
17. Site Plans: A. less than 1 acre; scale no smaller than 1"=30' B. 1 acre and large, scale 1"=50' NOTE: If more than one sheet is needed for development design, an overall tract map will be provided on one sheet.	X X		X X	X			X X	X X	✓
18. Metes and bounds showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles as follows: A. Outer boundaries of lot(s) B. Proposed new interior lot(s) or rights-of-way		X X	X		X X	X X	X	X	✓
19. Affidavit of ownership and owner's certification noted on plans.	X	X	X	X	X	X	X	X	✓
20. Acreage of tract to nearest hundredth of an acre.	X	X	X	X	X	X	X	X	✓
21. Date of original and all revisions.	X	X	X	X	X	X	X	X	✓

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application					
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
22. Size and location of any existing or proposed structures with all setbacks dimensioned (general location for GDP and informal review/concept plan).	X	X	X	X	X	X	X	X	✓
23. Location and dimensions of any existing or proposed rights-of-way and cartways (general location for GDP and informal review/concept plan).	X	X	X	X	X	X	X	X	✓
24. All proposed lot areas in square feet (general information for GDP and informal review/concept plan).	X	X	X	X	X	X	X	X	✓
25. Copy of and delineation of any existing or proposed deed restrictions or covenants.	X (existing)	X	X	X (existing)	X	X	X	X	✓
26. Any existing or proposed easement or land reserved for or dedicated to public use.	X	X	X	X	X	X	X	X	*
A. Metes and bounds description.		X	X			X		X	

*Note: Waiver requested. Will be provided to Board Professionals for review following Zoning Board Approval.

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application					
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
27. Development stages or staging plans (for GDP-general staging).	X			X (general)	X	X	X	X	N/A
28. List of required regulatory approval or permits.		X	X	X	X	X	X	X	✓
29. List of variances required or requested.		X	X	X	X	X	X	X	*
30. Requested or obtained design waivers or exceptions.		X	X	X		X	X	X	✓
31. Payment of application/escrow fees. (see §900)	X	X	X	X	X	X	X	X	✓
32. Property owners, existing land use, and lot lines of all parcels within 200' identified on most recent tax map sheet.	X	X	X	X	X	X	X	X	✓
33. Survey of all existing streets, water courses, flood plains, wooded areas with trees measuring 8" or greater caliper (at D.B.H.), wetlands or other environmentally sensitive areas on and within 100' of site.	X (general)	X	X	X (general)	X	X	X	X	✓

*Note: Waiver requested. Requested variances were approved at the April 28, 2021 Zoning Board of Adjustment Hearing.

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application					
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
34. Map showing the Stream Encroachment area at a scale being used by the applicant in submission, if applicable.		X	X	X	X	X	X	X	N/A
35. Map and report by a qualified wetlands specialist showing wetlands delineation at the same scale as the development plan, if applicable.		X	X	X	X	X	X	X	✓
36. Topographical features of subject property from U.S.G.S. map.	X			X					N/A
37. Existing and proposed contour intervals based on identified datum. Contours to extend at least 100' beyond subject property as follows: up to 3% grade=1', 3%+=2'. Proposed grading shall overlay existing topography.		X	X		X	X	X	X	✓
38. Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary).	X (general)	X	X	X (general)	X	X	X	X	✓

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application					
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
39. Existing system of drainage of subject site and of any larger tract or basin of which it is a part.					X	X	X	X	✓
40. Drainage area map.					X	X	X	X	✓
41. Drainage calculations.		X (if applica-ble)	X (if applica-ble)		X	X	X	X	✓
42. Storm water management plan and profiles.		X	X	X (general availability)	X	X	X	X	✓
43. Soil permeability tests (if applicable), as witnessed by the designated Township official for such purposes. [Ord. 2350, 12/17/19]		X	X		X	X	X	X	*
44. Proposed utility infrastructure plans and supplier of resources, including sanitary sewer, water, telephone, electric and cable TV.		X	X	X (general availability)	X	X	X	X	✓

* Note: Waiver requested. Waiver for soils testing witnessing during the Preliminary approval was previously received during preliminary approval and applicant requests waiver again for Final approval.

Submission Item No. and Description					Major Application				
				:neral lopment 'lan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
45. Finished elevations, corners of all structures or dwellings, existing or proposed first floor elevations.	X		X	X	X	X	X	X	✓
46. Construction details as required by Ordinance.					X	X	X	X	✓
47. Road profiles.					X	X	X	X	N/A
48. Proposed street names.					X	X	X	X	N/A
49. New block and lot numbers confirmed with local assessor or municipal designee.		X			X	X			✓
50. Lighting plan & details.			X		X	X	X	X	✓
51. Landscape plan overlaid on grading plan, plant list, planting details and tree protection details. Plant list to include: botanical name, common name, quantity, size at time of planting, root condition, and spacing.			X		X	X	X	X	✓

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application					
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
52. Solid waste management plan, including recyclables.			X				X	X	✓
53. Site identification signs, traffic control signs, and directional signs. Submit elevations and details including method of illumination.			X		X	X	X	X	✓
54. Sight triangles		X	X		X	X	X	X	✓
55. Vehicular and pedestrian circulation patterns including handicap access (less detail necessary for informal review/concept plan & GDP stages.)	X (general)		X	X (general)	X	X	X	X	✓
56. Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X (general)	X	X	X (general)	X	X	X	X	✓
57. Preliminary architectural plans, front, rear, and side building elevations. Calculation for SFLA for single family development in R-3, R-4 & R-5 zoning districts. [Ord. 1934-07]		X	X		X		X	X	✓

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application					
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
58. Tree protection zones and tree save areas (see §541.D)			X		X	X	X	X	✓
59. Environmental Impact Statement (see §812)				X (general)	X		X		N/A
60. Community Impact Statement (*see* (§813)				X (general)	X		X		N/A
61. Circulation Impact Study (*see* §814).				X (general)	X		X		N/A
62. Contribution Disclosure Statement [Ord. 1949-07, 9/4/07; Ord. 1951-07, 11/7/07]				X	X	X	X	X	✓

X = Denotes Required Submission.

Dynamic Engineering Consultants, PC
1904 Main Street
Lake Como, NJ 07719
T. 732-974-0198

List of Anticipated Permits & Approvals
December 9, 2022

1) Township of Lawrence Zoning Board of Adjustment – Final Site Plan Approval
2) Township of Lawrence – Soil Erosion and Sediment Control Plan Certification
3) Mercer County Planning Board – Site Plan Approval
4) Trenton Water Works – Preliminary and Final Water Connection Approval
5) Ewing Lawrence Sewerage Authority – Preliminary and Final Sewerage Construction Approval
6) Delaware & Raritan Canal Commission – DRCC Approval
7) NJDEP – Flood Hazard Area Verification and Individual Permit
8) NJDEP – Freshwater Wetlands Letter of Interpretation Line Verification
9) NJDEP – Freshwater Wetlands General Permits #7 & #11
10) NJDEP – Treatment Works Approval
11) NJDEP – Bureau of Water System Engineering Approval
12) NJDEP – Request for Authorization (RFA) Form
13) NJDOT – Lot Consolidation Approval

Dynamic Engineering Consultants, PC
1904 Main Street
Lake Como, NJ 07719
T. 732-974-0198

Preliminary List of Obtained Waivers & Variances
December 9, 2022

Design Waivers:

- §525.H – Buffer Distance – Several of the landscape buffers proposed on the property do not adequately visually screen parking areas on the property. *Design Exception Obtained.*
- §525.L.2 – Planting Density in Parking Islands – The combination of plantings in proposed landscape islands on the property do not adhere to design standards. *Design Exception Obtained.*
- §531.A.4 – Balconies – For each unit above the ground floor there is required to be a balcony or terrace of at least 60 square feet in area. *No balconies are proposed. Design Exception Obtained.*
- §531.A.5 – Storage Area – Storage areas for each unit are required to be a minimum of 150 square feet. *The proposed storage areas do not meet the minimum requirement. Design Exception Obtained.*
- §531.A.8 – Vertical Floor Ascent – Access to residential units should not require a vertical ascent of over two stories. *The proposed multifamily buildings are greater than two stories. Design Exception Obtained.*
- §531.A.12 – Screening of Utilities – The site plan does not involve screening by architectural elements or landscape planting all exterior utility equipment. *Design Exception Obtained.*
- §541.F.8 – Removal of Specimen Trees – In conjunction with the construction of the proposed development, several specimen trees will be removed. *Design Exception Obtained.*

Variances

- §407.D.3 – Residential 4 (R-4) District – Conditional Uses Permitted – Townhouse, Quadraplex or apartment buildings are non-permitted uses in the R-4 Zone. *(Development proposes a Townhouse, Quadraplex or Apartment Dwellings; Variance Obtained)*
- §420.B – Highway Commercial (HC) District – Permitted Uses – Townhouse, Quadraplex or apartment buildings are non-permitted uses in the HC Zone. *(Development proposes a Townhouse, Quadraplex or Apartment Dwellings; Variance Obtained)*
- §407.D & 420.E.(1) – R-4 & HC District Bulk Requirements – Minimum Lot Frontage. (*200 FT required, 135.2 FT proposed; Variance Obtained*)
- §407.D & 420.E.(1) – R-4 & HC District Bulk Requirements – Minimum Side Yard Setback. (*25 FT required, 9.6 FT proposed; Variance Obtained*)
- §407.D & 420.E.(1) – R-4 & HC District Bulk Requirements – Minimum Rear Yard Setback. (*50 FT required for R-4 Zone and 60 FT required for HC Zone, 35.6 FT proposed; Variance Obtained*)
- §420.E.(1) –HC District Bulk Requirements – Minimum Accessory Structure Rear Yard Setback. (*20 FT required, 17.7 FT proposed; Variance Obtained*)

- §420.E.(1) –HC District Bulk Requirements – Minimum Accessory Separation to Another Building. (*25 FT required if separation used solely for pedestrian circulation and 50 FT is required when separation is used for parking or vehicular separation. Existing accessory buildings on Lot 1.01 and proposed accessory building proposed on Lot 2.02 do not satisfy the criteria; Variance Obtained*)

- §420.E.(1) –HC District Bulk Requirements – Minimum Accessory Separation to Another Building. (*25 FT required if separation used solely for pedestrian circulation and 50 FT is required when separation is used for parking or vehicular separation. The location of the multifamily units proposed does not satisfy the criteria; Variance Obtained*)

- §407.D & 420.E.(1) – R-4 & HC District Bulk Requirements – Maximum Floor Area Ratio. (0.25 *permitted, 0.39 proposed; Variance Obtained*)

- §407.D & 420.E.(1) – R-4 & HC District Bulk Requirements – Maximum Building Height. (*35 FT permitted, 39.8 FT proposed; Variance Obtained*)

- §420.E.(1) – HC District Bulk Requirements – Maximum Impervious Surface Ratio. (70% *permitted, 75% FT proposed; Variance Obtained*)

- §530.F – Parking, Loading Areas and Driveways – Parking Lot Setback – Parking lots shall be set back from all lot lines a minimum of 25 feet unless a larger setback is required. *(Less than 25 FT setback to the western lot line proposed, Variance Obtained)*

- §504.N.Table 5.2 – RSIS Streets and Parking – Residential Parking: Number of Spaces – For mid-rise apartments, there shall be 1.8 parking spaces for every one-bedroom apartment, 2.0 parking spaces for every two-bedroom apartment and 2.1 spaces for every three-bedroom apartment. *(140.9 spaces required, 79 spaces proposed; Variance Obtained)*

- §430.O – Access Points – Access points shall be set back from the street line of any intersecting street at least fifty (50) feet or one-half the lot frontage, whichever is greater, except that in no case need the setback distance exceed 200 FT. *(Proposed separation from Glenn Avenue less than one-half of the lot frontage; Variance Obtained)*