



NOTE:
ZONING SETBACK VARIANCE IS NEEDED TO REDUCE THE SIDE YARD SETBACK FROM 20-FT TO 15-FT. THE EXISTING GARAGE WILL BE DEMOLISHED.
LOT IS EXISTING NON CONFORMING. (DOES NOT MEET THE MINIMUM AREA REQUIREMENT)
PROPOSED LIVING SPACE OF 886 S.F. MAY REQUIRE A VARIANCE.

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