

**3 Girard – Zoning Narrative and Table for ZBA Modification Submission**

Applicant seeks a modification of previously approved SP ZBAS-25-27, to substitute the previously approved Site Plan, with the newly Proposed Site Plan (all of which have been attached). The shift in the foundation (by approximately 10 feet to the south), results in an improvement to the right side-yard nonconforming setback, however it differs from what was authorized under the Special Permit, and thus requires a formal modification.

The proposal shifts the footprint 10 feet to the south, which results in the elimination of the non-conforming side yard setback, which will now be brought into conformity at 22.8+/- ft (where 13.7 was approved), all per plans attached. The rear yard nonconforming setback will also be slightly improved, going to 14.1 ft, where 13.7 ft was approved.

The proposed change also results in an overall reduction of square footage within the setback at 695 SF (14%) within the setback, where 947 SF (17%) was approved under the Special Permit.

There are no other changes to the dwelling, which will remain exactly the same size and footprint from what was approved. The previously approved landscape plan has also been revised to accommodate the shift of the dwelling.

The following Table sets forth the proposed changes:

Basic Site Data	Required/ Allowed	Approved	Proposed
Frontage	50 ft	116.85 ft	116.85 ft (no change)
Front Setback	25 ft	30.7 ft	31 ft
Right Side Setback	15 ft	13.7 ft	22.8 ft
Left Side Setback	15 ft	>40 ft	>40 ft
Rear Setback	25 ft	13.7 ft	14.1 ft
Lot Area	40,000 sf	11,019 sf	11,019 sf (no change)
Lot Width	100'	116.85 ft	116.85 ft (no change)
Non-conforming floor space within Setbacks		947 sf	695 sf
D2. Increase in new non-conforming floor space by more than 40% within any 10-year period	<40%	17%	14%

Cumulative footprint size of all structures		1572 sf	1572 sf (no change)
Cumulative lot coverage (footprint) percent for all	15%	14.2%	14.2% (no change)
Cumulative floor space of all structures (F.A.R.)		2693 sf	2693 sf (no change)
Cumulative floor space to lot area % all structures	30%	24.4%	24.4% (no change)