

PROPERTY WIDTH ANALYSIS

TOTAL LOT IN ZONE R-2 : 33

TOTAL LOT THAT MEET THE 50'-0" LOT WIDTH STANDARD FOR ZONE R-2: 7

TOTAL LOT THAT DO NOT MEET THE 50'-0" LOT WIDTH STANDARD FOR ZONE R-2: 26



LOT WIDTH BETWEEN 49'-0" TO 30'-0" (10 LOTS TOTAL)



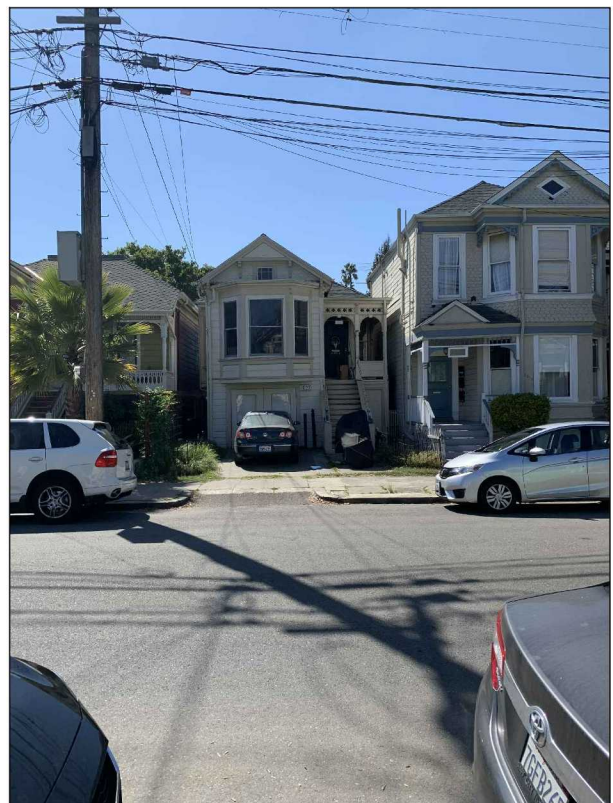
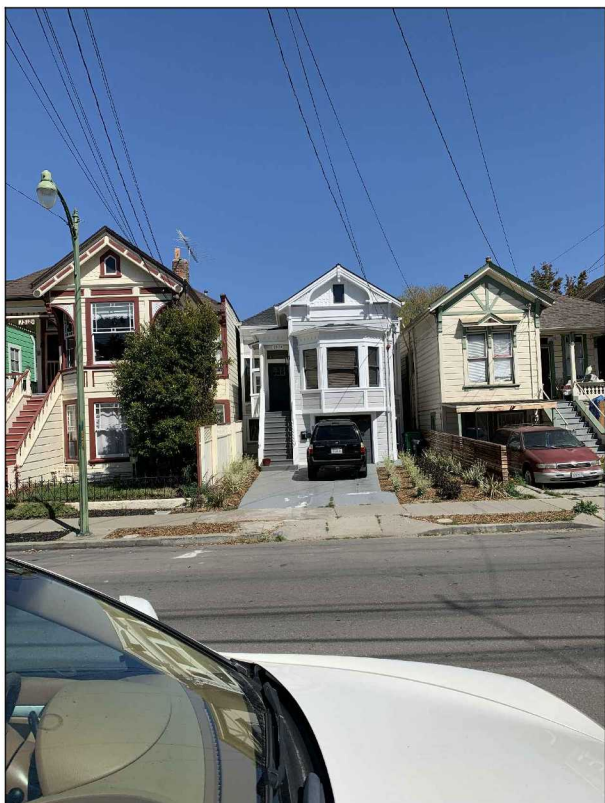
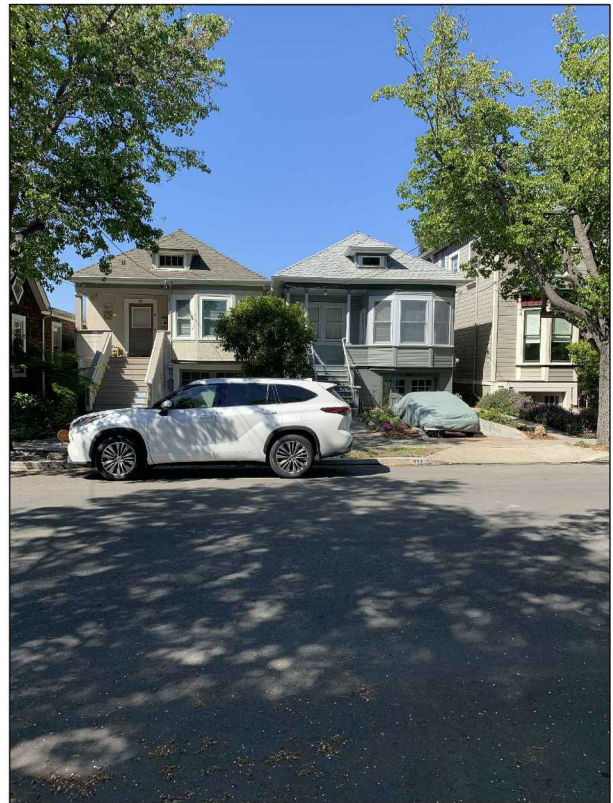
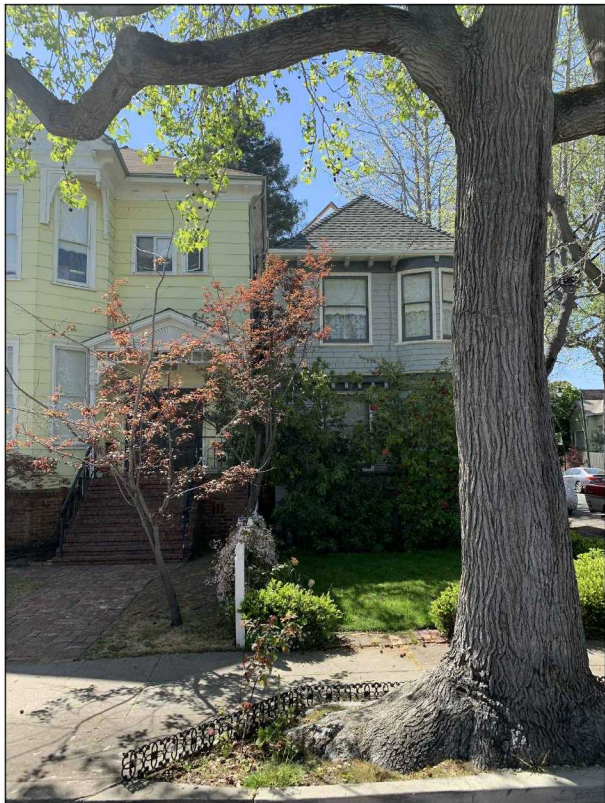
LOT WIDTH UNDER 30'-0" (16 LOTS TOTAL)



LOT WITH SIDE YARD SETBACK LESS THAN 5'-0"

Exhibit 4
 Item 7- B, June 28, 2021
 Planning Board Meeting

SAMPLE IMAGES OF PROPERTY WITH LESS THAN 5'-0" SIDE YARD SETBACK



FLOOR AREA RATIO ANALYSIS (PROPERTY WITH SIMILAR LOT SIZE TO 910 CENTENNIAL AVE.)

<u>PROPERTY ADDRESS.</u>	<u>LOT SIZE</u>	<u>HOUSE SIZE</u>	<u>FLOOR AREA RATIO</u>
910 CENTENNIAL AVE. (PROPOSED)	2,970 S.F.	1,907 S.F.	64%
1214 9TH STREET	3,097 S.F.	2,386 S.F.	77%
1218 9TH STREET	2,827 S.F.	1,420 S.F.	50%
1304 9TH STREET	3,000 S.F.	955 S.F.	32%
1306 9TH STREET	3,000 S.F.	836 S.F.	28%
1308 9TH STREET	3,000 S.F.	1,228 S.F.	41%
1312 9TH STREET	3,167 S.F.	2,370 S.F.	75%
1313 9TH STREET	3,000 S.F.	1,850 S.F.	62%
1315 9TH STREET	3,182 S.F.	2,290 S.F.	72%
1317 9TH STREET	3,000 S.F.	1,765 S.F.	59%
909 CENTENNIAL AVENUE	3,570 S.F.	886 S.F.	25%
917 CENTENNIAL AVENUE	3,316 S.F.	1,301 S.F.	39%
918 CENTENNIAL AVENUE	3,375 S.F.	1,569 S.F.	47%
909 SAN ANTONIO AVENUE	2,970 S.F.	1,148 S.F.	39%
911 SAN ANTONIO AVENUE	3,375 S.F.	830 S.F.	25%
913 SAN ANTONIO AVENUE	3,148 S.F.	2,099 S.F.	67%
915 SAN ANTONIO AVENUE	3,375 S.F.	1,706 S.F.	51%
927 SAN ANTONIO AVENUE	3,000 S.F.	2,942 S.F.	98%