Interoffice Memorandum



DATE

October 19, 2020

TO:

Mayor Jerry L. Demings

-AND-

Board of County Commissioners

FROM:

Jon V. Weiss, P.E., Director

Planning, Environmental, and Development Services

Department

CONTACT PERSON:

Ted Kozak, AICP, Chief Planner

Zoning Division (407) 836-5537

SUBJECT:

November 10, 2020 – Board Called Public Hearing

Applicant: Itay Guy

BZA Case #SE-20-10-088, September 3, 2020; District 3

Board of Zoning Adjustment (BZA) Case #SE-20-10-088, located at 2250 S. Bumby Avenue, Orlando, Florida, 32806, in District 3, is a Board called public hearing. The applicant is requesting a special exception in the R-2, Residential zoning district, to allow a two-story 13-unit multi-family development to be located within 100 ft. of the property line of a single-family dwelling district and use, as follows: 30 ft. from the west property line in lieu of 100 ft.; 39.9 ft. from the south property line in lieu of 100 ft.; 86 ft. from the east property line in lieu of 100 ft.; 15 ft. from the north property line in lieu of 100 ft. and a variance to allow a 15 ft. side setback from the north property line in lieu of 30 ft.

The subject property is located on west side of S. Bumby Ave., north of E. Grant Ave., south of E. Kaley Ave.

At the September 3, 2020 BZA hearing, staff recommended approval of the special exception with 7 conditions of approval and denial of the variance. The BZA recommended approval of the requested special exception and variance with a 5-1 vote subject to 6 conditions of approval and the deletion of condition #7.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the BCC. A copy is available upon request in the Zoning Division.

Page Two November 10, 2020 – Board Called Public Hearing Itay Guy BZA Case #SE-20-10-088, September 3, 2020; District 3

If you have any questions regarding this matter, please contact Ted Kozak, AICP at (407) 836-5537.

ACTION REQUESTED: Approve the applicant's request; or approve the applicant's request with modifications and/or conditions; or deny the applicant's request. District 3.

PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES DEPARTMENT ZONING DIVISION PUBLIC HEARING REPORT

November 10, 2020

The following is a public hearing on an appeal before the Board of County Commissioners on November 10, 2020 at 2:00 p.m.

APPLICANT: ITAY GUY

REQUEST: Special Exception and Variance in the R-2 zoning district as follows:

- 1) Special Exception to allow a 2-story multi-family development to be located within 100 ft. of the property line of a single-family dwelling district and use, as follows: 30 ft. from the west property line in lieu of 100 ft.; 39.9 ft. from the south property line in lieu of 100 ft.; 86 ft. from the east property line in lieu of 100 ft.; 15 ft. from the north property line in lieu of 100 ft.
- 2) Variance to allow a 15 ft. side setback from the north property line in lieu of 30 ft.

LOCATION: 2250 S. Bumby Avenue, Orlando, Florida, 32806,

west side of S. Bumby Ave., north of E. Grant Ave.,

south of E. Kaley Ave.

TRACT SIZE: 190 ft. x 300 ft./ 1.32 acres

ZONING: R-2

DISTRICT: #3

PROPERTIES NOTIFIED: 137

BOARD OF ZONING ADJUSTMENT (BZA) HEARING SYNOPSIS ON REQUEST:

Staff described the property, noting that the existing single-family residences would be demolished, and provided an overview covering the location of the property, the proposed site plan, and photos of the site. Staff provided an analysis of the six (6) criteria and the reasons for the recommendations. Staff noted that two (2) comments were received in support and a total of seven (7) comments were received in opposition.

The applicant added to the staff presentation, stating that the owner proposes to utilize the site for up to 13 dwelling units, designed to be compatible with single-family residences, for the provision of much needed affordable infill opportunities rather than the provision of single-family homes. The applicant also discussed required site work improvements, such as the installation of a lift station for sewer, and his support for the proposed condition that requires additional trees to be installed in the north and south

buffer. The applicant also noted that the variance is only for the north side of the property and that any reduction or elimination of the requested variance is not possible since the site's drainage limitations would not allow the improvements to be shifted further south.

There was no one in attendance to speak in favor to the request and there were two (2) people in attendance that spoke in opposition to the project. The opposition cited concerns pertaining to traffic, close proximity to homes, landscaping and drainage.

The applicant stated that site retention has been designed by a civil engineer and site runoff has been designed to outfall into the retention area. He also stated that the perimeter will be fenced off with privacy fencing with the provision of the additional landscaping.

The BZA discussed the proposed project, confirmed the property was not in a flood zone, and inquired about the location and design of other multi-family developments in the area. The BZA opined that the special exception cannot be recommended for approval without recommending approval of the variance.

The BZA recommended approval of the requested special exception and variance by a 5-1 vote, subject to the six (6) conditions in the staff report and the deletion of condition #7.

BZA HEARING DECISION:

A motion was made by Juan Velez, seconded by Roberta Walton and unanimously carried to recommend APPROVAL of the Special Exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; and APPROVAL of the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions, as amended (unanimous):

- Development shall be in accordance with the site plan and elevations dated August 13, 2020, as modified by these conditions of approval. Subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).
- Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal

- law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
- 3. Any deviation from a Code standard not specifically identified and reviewed/ addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
- 4. The 3 Parcels must be combined prior to permitting. (06-23-30-1428-00-020, 06-23-30-1428-00-030 and 06-23-30-1428-00-040).
- 5. In order to provide privacy, evergreen trees shall be planted along the north and south property lines at intervals of 25 foot on center.
- 6. Any fencing proposed along S. Bumby Avenue shall not exceed 4 feet in height if opaque, or 6 feet in height if fencing is aluminum picket or similar. Pedestrian access gates shall be provided for each of the units facing S. Bumby Avenue for Buildings 1, 2 and 3.

BZA STAFF REPORT

Planning, Environmental & Development Services/ Zoning Division

Meeting Date: SEP 03, 2020 Case Planner: Nick Balevich

Case #: SE-20-10-088 Commission District: #3

GENERAL INFORMATION

APPLICANT(s): ITAY GUY

OWNER(s): BOGGAN GLADYS M TR, BOGGAN PAMELA ANN TR

REQUEST: Special Exception and Variance in the R-2 zoning district as follows:

1) Special Exception to allow a 2-story multi-family development to be located within 100 ft. of the property line of a single-family dwelling district and use, as follows: 30 ft. from the west property line in lieu of 100 ft.; 39.9 ft. from the south property line in lieu of 100 ft.; 86 ft. from the east property line in lieu of 100 ft.; 15

ft. from the north property line in lieu of 100 ft.

2) Variance to allow a 15 ft. side setback from the north property line in lieu of 30 ft.

PROPERTY LOCATION: 2250 S. Bumby Avenue, Orlando, Florida, 32806, west side of S. Bumby Ave., north

of E. Grant Ave.

PARCEL ID: 06-23-30-1428-00-020, 06-23-30-1428-00-030 and 06-23-30-1428-00-040

LOT SIZE: 190 ft. x 300 ft./1.32 acres

NOTICE AREA: 500 ft.
NUMBER OF NOTICES: 137

STAFF RECOMMENDATIONS

Approval of the Special Exception, subject to the conditions in this report, and denial of the variance, however, should the BZA find that the applicant has satisfied the criteria necessary to grant a variance, staff recommends that the approval be subject to the conditions in this report.

LOCATION MAP



SITE & SURROUNDING DATA

	Property	North	South	East	West
Current Zoning	R-2	R-2	R-2	R-2	R-2
Future Land Use	LMDR	LMDR	LMDR	LMDR	LMDR
Current Use	Vacant, Single-family residence	Single-family residence	Single-family residence	Single-family residence	Single-family residence

BACKGROUND AND ANALYSIS

DESCRIPTION AND CONTEXT

The property is located in the R-2, Residential zoning district, which allows single-family homes, multifamily development, and associated accessory structures.

The subject property is a 1.32 acre parcel that consists of 3 combined lots that were platted in 1923, as part of the Cloverdale Subdivision Plat, and is considered to be a conforming lot of record. The property currently contains 2 single family homes, built in 1925 and 1950. The area consists of single family homes in the mediate vicinity, and apartments to the southwest and multi-family units further north.

The applicant is proposing to demolish the existing houses and construct a 13 unit multi-family development, consisting of 5 duplex buildings and one triplex, with a 2-car garage for each unit, for a total of 26 parking spaces. Each of the buildings will be 27.3 ft. in height, and 2 stories. The property will have 2 vehicular ingress/egress points on Bumby Avenue, as well as sidewalk connections to the buildings fronting on Bumby Avenue. The site is designed to allow residents to place their trash cans along the internal driveways, which allows trucks to enter and exit the site for trash pickup. The buildings are proposed to be 30 ft. from the west property line, 39.9 ft. from the south property line, 86 ft. from the east property line, and 15 ft. from the north property line, all of which abut single family uses and districts. Orange County Code requires multifamily residential buildings in excess of 1 story to be 100 ft. from any single family district and use. The Code allows the applicant to apply for a Special Exception to be less than 100 ft. in this situation.

The proposed layout also requires a variance for the proposed 15 ft. side setback from the north property line, where a 30 ft. setback is required when 4 dwelling units or more abuts a single-family residential district.

The applicant has provided 2 correspondences in favor of the application from adjacent property owners to the north and west.

District Development Standards

	Code Requirement	Proposed
Max Height:	35 ft.	27.3 ft.
/lin. Lot Width:	85 ft.	190 ft.
Min. Lot Size:	15,000 sq. ft.	57,059 sq. ft., 1.32 ac

Building Setbacks (that apply to structure in question) (Measurements in feet)

	Code Requirement	Proposed
Front:	20 ft.	20 ft. (east)
Rear:	30 ft.	30 ft. (west)
Side:	30 ft.	15 ft. (north), 39.9 ft. (south)

STAFF FINDINGS

SPECIAL EXCEPTION CRITERIA

Consistent with the Comprehensive Plan

The Future Land Use is Low Medium Density Residential and with approval of the special exception, the project will be consistent with the Comprehensive Plan. The Orange County Comprehensive Plan encourages infill development. The Future Land Use allows for a density of 10 dwelling units per acre. The applicant is proposing 13 units on a 1.32 acre site for a compliant density of 9.8 dwelling units per acre.

Similar and Compatible with the Surrounding Area

The scale and massing of the proposed buildings are designed to be similar to scale and massing of a single-family home. Beyond the abutting properties, there are multi-family uses to the north and southeast and the proposed development will be compatible with residences in the surrounding area.

Shall Not Act as a Detrimental Intrusion Into a Surrounding Area

Due to the proposed architectural design, as well as the proposed landscaping and buffers, the proposal will not be a detrimental intrusion to the surrounding area. The nearest building will be located over 21 feet from the closest adjacent single-family residence, however, the vast majority of the buildings are much farther from adjacent residences.

Meet the performance standards of the district

The development as proposed will meet the performance standards of the district with the exception of the requested variance for the north setback. With a redesigned site plan to meet the required setbacks, the development would meet the performance standards.

Similar in Noise, Vibration, Dust, Odor, Glare, Heat Producing

The characteristics and impacts of the multi-family residential development, as designed is consistent with the rrounding uses in the area.

Landscape Buffer Yards Shall be in Accordance With Section 24-5 of the Orange County Code

The applicant has provided a landscaping plan which addresses perimeter landscaping in compliance with Section 24-5 of Orange County Code.

VARIANCE CRITERIA

Special Conditions and Circumstances

There are no special conditions and circumstances, as the development could have been designed in in a manner that would not require any variances from the 30 ft. side setback.

Not Self-Created

The need for the variance is self-created and does result from the applicant proposing a reduced setback on the north side.

No Special Privilege Conferred

Approval of the variance as requested will confer special privilege that is denied to other properties in the same a and zoning district, as the applicant could redesign, utilizing a conforming design, meeting the setback requirement.

Deprivation of Rights

The applicant is not being deprived of the right to develop the property.

Minimum Possible Variance

The request is not the minimum possible variance that would facilitate development of the site.

Purpose and Intent

Although the request is compatible in design and scale with nearby development, the applicant has other available options to lessen or negate the need for the variance.

CONDITIONS OF APPROVAL

- Development shall be in accordance with the site plan and elevations dated August 13, 2020, as modified by
 these conditions of approval. Subject to the conditions of approval, and all applicable laws, ordinances, and
 regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the
 Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will
 be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a
 recommendation to the Board of County Commissioners (BCC).
- 2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
- 3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
- 4. The 3 Parcels must be combined prior to permitting. (06-23-30-1428-00-020, 06-23-30-1428-00-030 and 06-23-30-1428-00-040).
- 5. In order to provide privacy, evergreen trees shall be planted along the north and south property lines intervals of 25 foot on center.
- 6. Any fencing proposed along S. Bumby Avenue shall not exceed 4 feet in height if opaque, or 6 feet in height if fencing is aluminum, picket or similar. Pedestrian access gates shall be provided for each of the units facing S. Bumby Avenue for Buildings 1, 2 and 3.
- 7. The site plan shall be revised to meet all required building setbacks.
- C: Itay Guy 687 Harold Ave. Winter Park, FL 32789

COVER LETTER

7/15/2020

Att: Board of Zoning Adjustment, Orange County, Florida

Re: Address:2250, 2254 & 2256 S Bumby Ave. Orlando, FL 32806 Parcel ID's: 06-23030-1428-00-020 | 06-23-30-1428-00-030 | 06-23-30-1428-00-040

We are requesting BZA for a Special Exception to allow construction in the R-2 Zoning District of two-story Multifamily (5 Duplexes & 1 Triplex) Units located within 100ft. of a property line of a Single Family Residential Use on the parcels above as follows:

- 1. 30' from the west property line in lieu of 100'.
- 2. 39.9' from the south property line in lieu of 100'
- 86' from the east property line in lieu of 100' (Property is across the street from S. Bumby Ave)
- 4. 15' from north property line in lieu of 100'

In addition, we are requesting a Variance to allow this multi-family construction with a side setback of 15' in lieu of the required 30' (north side).

The Subject Parcels are currently zoned R-2 and the Future Land Use is low-Medium Density. The total size of the 3 parcels combined is 1.310 Acres, which will allow construction of up to 13 DU's. We plan on constructing 5 Duplex Buildings and one Triplex building with each of the buildings being two-story building. Each unit will have it's own 2-car garage and a Curbside trash pick up is planed for.

Currently there is a single-family home on 2250 S Bumby Ave, a single-family home on 2254 S Bumby Ave, and 2256 S Bumby Ave is a Vacant Parcel.

The Subject Lots & Surrounding lots are all in an R-2 or R-3 Multifamily District, but Single-Family homes were built on the lot to the north of 2250 S Bumby, and on the 3 lots south of 2256 S Bumby Ave. Directly across the street from Subject Parcels, along the east side of S Bumby Ave. is Porter Place Subdivision with multiple 2-story homes. To the West of the Subject Parcels, on 2123 E Grant Ave also is a 2 story home. On the South East Corner of S Bumby Ave and Grant is a 200 unit, two-story, "Celano" apartment complex.

The proposed development and design meets the Six Special Exception Criteria as follows:

- The proposed design is consistent with the comprehensive Policy Plan. The
 Future land use of this site is showing low-medium density on the County's future
 land use map, which will allow this R-2 property's zoning to be consistent with it's
 designation.
- 2. The use shall be similar and compatible with surrounding area and shall be consistent with the pattern of surrounding development. The proposed multifamily development is for a residential use similar to the current homes on the site and the surrounding properties. With the 2-story Apartment complex located on the southeast corner of S. Bumby Ave and Grant, which has been built in 1972 and multiple two story homes built to the east of S. Bumby Ave as well as the 2-story home built on 2123 E Grant Ave to the west of the site. The proposed multi-family development will be compatible with the existing residential homes and multifamily development surrounding it.
- The use shall not act as a detrimental intrusion into a surrounding area. The proposed multifamily development will beautifully blend within the surrounding

- apartment complex on the corner of S. Bumby Ave and Grant Ave co-existed in the surrounding area for over 40 years, and 2-story residential homes currently reside both to the east and west of the subject parcels with the one on the west built in 1925, therefore the proposed 2 story Development will not act as a detrimental intrusion.
- 4. The use shall meet the performance standards of the district in which the use is permitted. The size of the subject parcels is 1.310 acres. The current R-2 Zoning allows construction of up to 10 units per acre, making this site available to construct up to 13 DU which is what we are asking for, and therefore the proposed development meets the performance standards for the district.
- 5. The use shall be similar in noise, vibration, dust, odor, glare, heat producing and other characteristics that are associated with the majority of uses currently permitted in the zoning district. With the current Residential homes on the subject parcels along with the surrounding lots all with similar residential use the proposed development will not introduce new characteristics to this district, but continue and remain in line with the current ones without introducing additional noise, vibration, dust, odor, glare, heat producing or other characteristics.
- Landscape buffer yards shall be in accordance with section 24-5 of Orange County Code. Buffer yard types shall track the district in which it is permitted. The proposed development will comply with all landscape requirements for residential construction as per Orange County Building Code.

The proposed development and design meets the Six Variance Approval Criteria as follows:

- Special Conditions Circumstances. The subject parcels require a Site plan to allow both Storm water management and Sewer management, as currently there is no connection to City Sewer System. While we do not wish to over build on the site, nor request for increased density, in order to help our Orange County residents with affordable housing as demand continue to increase it is imperative we use the allowed building rights of 13 units so the development costs of addressing sewer connections and Storm Water management divided over multiple units. A lift station is required to connect to City Sewer System and a use of Pervious Paver system to allow proper management of storm water. After conducting a geotechnical study of the site, based on results a 15' side setback at north side of property in lieu of 30' is required to meet building standard and appropriate design.
- Not Self-Created. The Special conditions and circumstances that we are requesting the Variance for are due to the design made by a licensed Civil Engineer. The design is based on a Geotechnical Study Report of the Site and is not self created by the applicant but based on the current Site conditions.
- 3. No Special Privilege Conferred. The Variance approval will not confer on applicant any special privilege. The Site is zoned R-2 and allows construction of up to 13DU which is what the applicant is requesting to build. In order to do so and meet building code and retention and sewer management we are requesting the 15' side set back in lieu of the 30' at the north side.
- 4. Deprivation of Rights. Multiple Multiunit Buildings have been (commonly) approved with only a 10' side setback in the R2 District. Examples of such are 2419 S Shine Ave., 1515 E Crystal Lake Ave., 2603 S Brown Ave. 2300 Mayer St., 2600 S Brown Ave.
- 5. Minimum Possible Variance. The proposed design allows a Variance request of only 1 side in lieu of multiple. In fact, this request allows the opposite side setback to be larger by nearly 10' of the allowed setback to maintain minimum possible Variance request, all while meeting building code, drainage and driveway requirements.

COVER LETTER PAGE 3

6. Purpose and Intent. The Proposed Development incorporates a design where each of the Duplex buildings and the Triplex building has a different front elevation, yet they compliment each other in look and dimensions. The proposed design has the nature and look of single-family homes and combines the use of both durable materials and siding materials. It is intended to blend in the surrounding existing homes in the R-2 District, which some are as old as almost 100 years and some were built 10-20 years ago. The proposed height and layout of the buildings take into consideration the harmony of the neighborhood.

Attached to the application are proposed Site Plan, Landscape Plan, Elevations, and Floor Plans for the Board Consideration and Approval.

Having been a Central Florida resident for nearly 20 years, and as a current Orange County Resident I am excited to get involved in the Development of our local communities. As prices continue to rise in Central Florida and especially in the heart of Orange County being able to construct affordable housing is a key to our community's growth. Having the option to build 13 units on the Site will allow us to keep that affordability and introduce affordable living in this area where new construction homes are selling for more than five to six hundred thousands of Dollars per Single Family Home. I look forward to working hand-in-hand with the Board and county officials in the execution of this development. It is a privilege to take part in the growth of our Central Florida communities and I am thankful for the opportunity to do so with your support, and I look forward to continue doing so in the years to come.

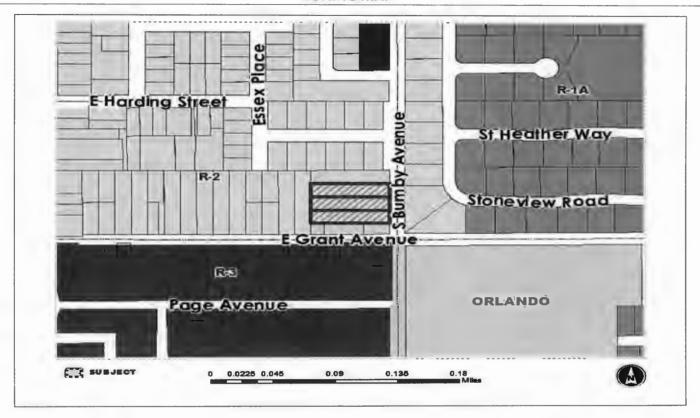
Thank you in advance for your consideration and time in reviewing this Special Exception and Variance Application,

Itay S Guy as an authorized agent for the owner.

321-247-3153

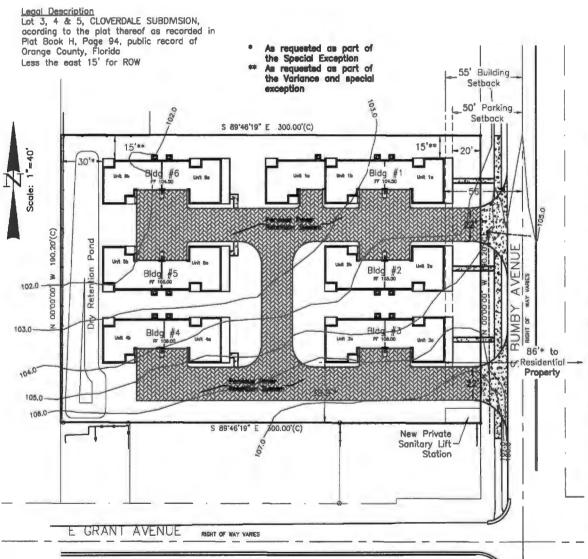
itay@sgc-holdings.com

ZONING MAP



AERIAL MAP







PO Box 690942, Orlando, FI 32969 -> PH 407-299-0650 -> Dercy@UnroeEngineering.co

Special Exception/Variance Site Plan

Site Statistics

General Information

Total Site Area 1.31 Ac (57,059 sf)

Future Land Use: Low Medium Density Residential

Zoning Classification: R-2

Proposed DU = 13 Units (9.9 DU/Ac)

Setbacks	Required	Provided
Front (W)	20.01	20.0'
Side (N)	30.0	15.0'**
Side (8)	30.01	39.9'
Rear (E)	30.01	30.0'

Parking Required
2 Spaces per DU (13)

paces per DU (13) - 26 spaces

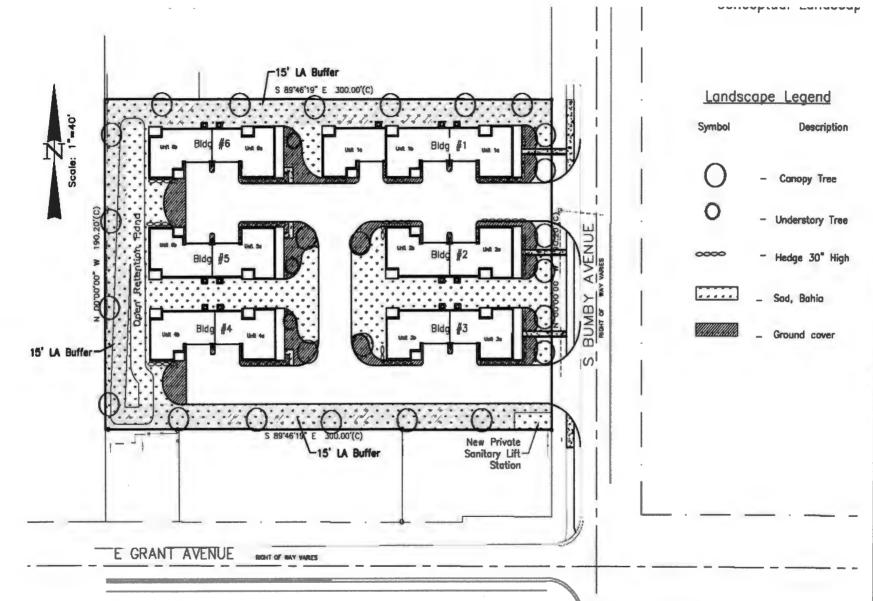
Parking Provided Garage Spaces

- 26 spaces

Impervious Areas	Pre	Post
Building Footprint	2,934 sf	14,949 sf
Parking and Access	0 sf	15,576 sf
Walks, Pads and Misc.	1,095 sf	441 sf
Total Impervious	4,029 sf	30,966 sf
Percent Impervious	5.3%	54.1%

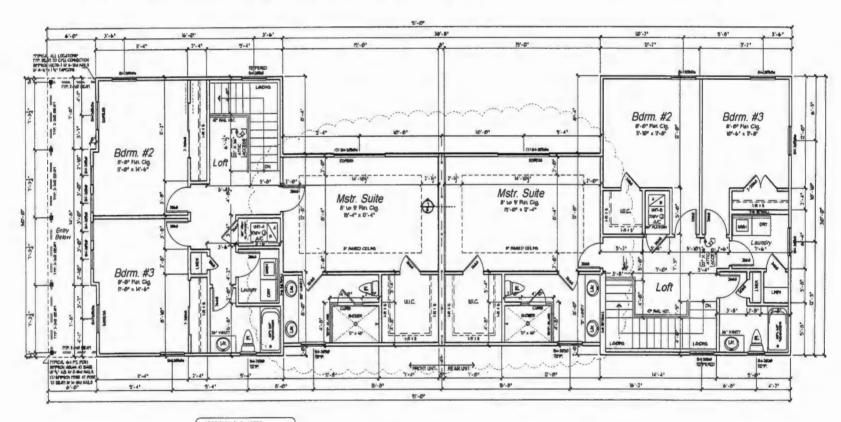
Open Space Calculation				
Category A (Buffers)	13,843	sf	(0.32	Ac)
Category A (Landscape areas)	8,550	8f	(0.20	Ac)
Category A (Dry Pond)	3,702	sf	(0.08	Ac)
Total Open Space	26,093	8f	(0.60	Ac)
Percent Open Space	45.7%			

3



4

Proposed Floor Plan Buildings 1, 3, 4, 6 *Triplex Unit 1C floor plan is a copy of Rear Unit below



"SPECIAL BLR NOTE":

16

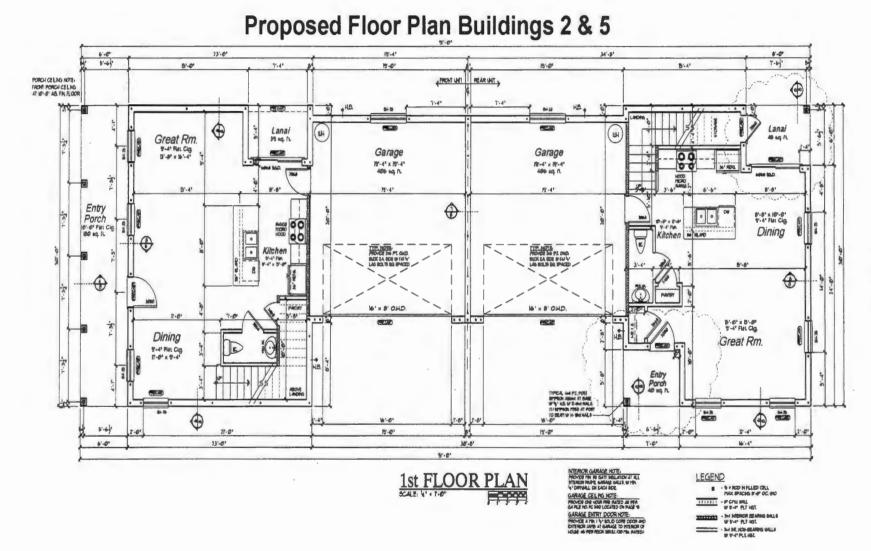
SOUND LEVEL REDUCTION DETAILS.
NOTES AND SPEC'S LOCATED ON PAGE
CAS, TO SUPERCEDE ALL ASSEPTING
FOR MALL! CELL REDUCTION AND OWN
HAVE MATERIALS WITH SEALANTS.

2nd FLOOR PLAN

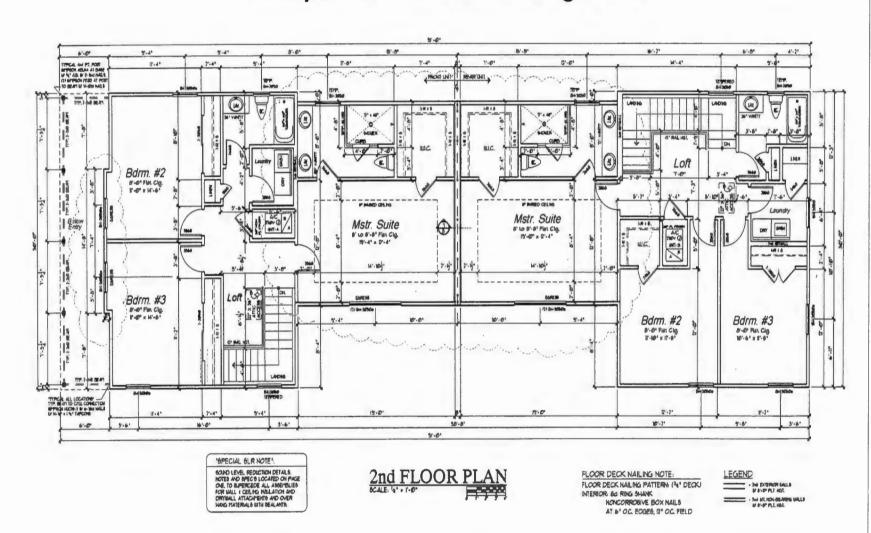
FLOOR DECK NAILING NOTE: FLOOR DECK NAILING PATTERN: (*4* DECK) NTERIOR BUT RING SHANK NONCORROBIVE BOX NAILIS AT 6* O.C. FOGES D* O.C. FIELD LEGEND

- 700 DIEROR BALLO

- 170 DIEROR BALLO

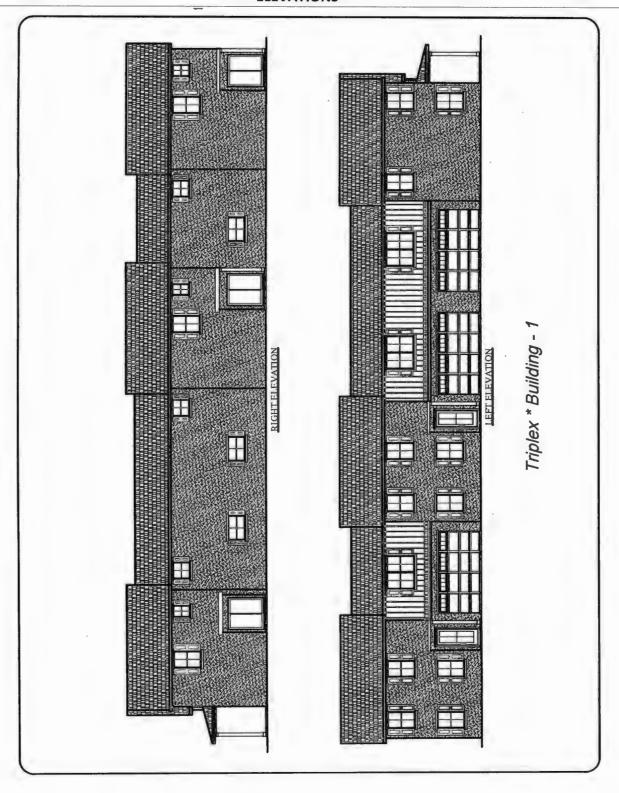


Proposed Floor Plan Buildings 2 & 5



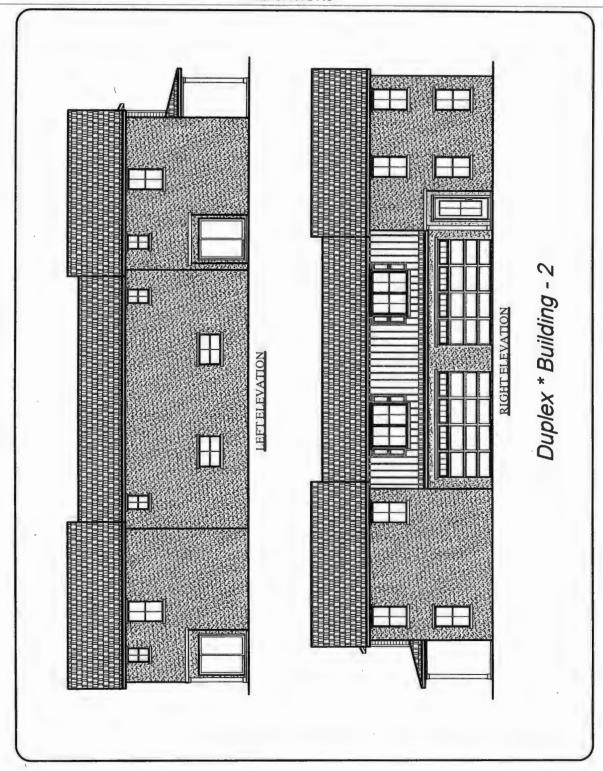


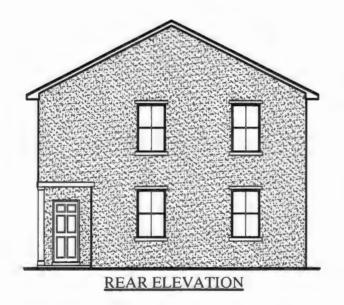
Triplex * Building - 1
Bumby Avenue





Duplex * Building - 2
Bumby Avenue

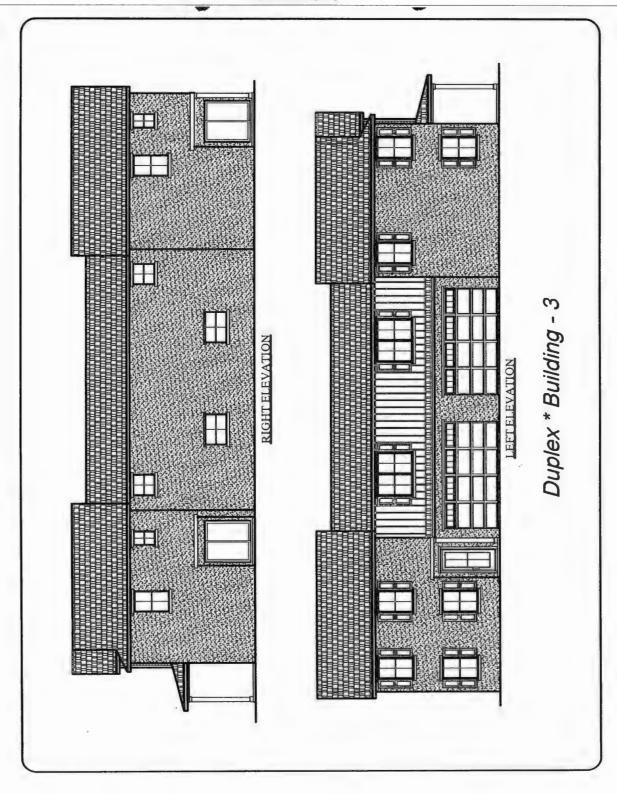






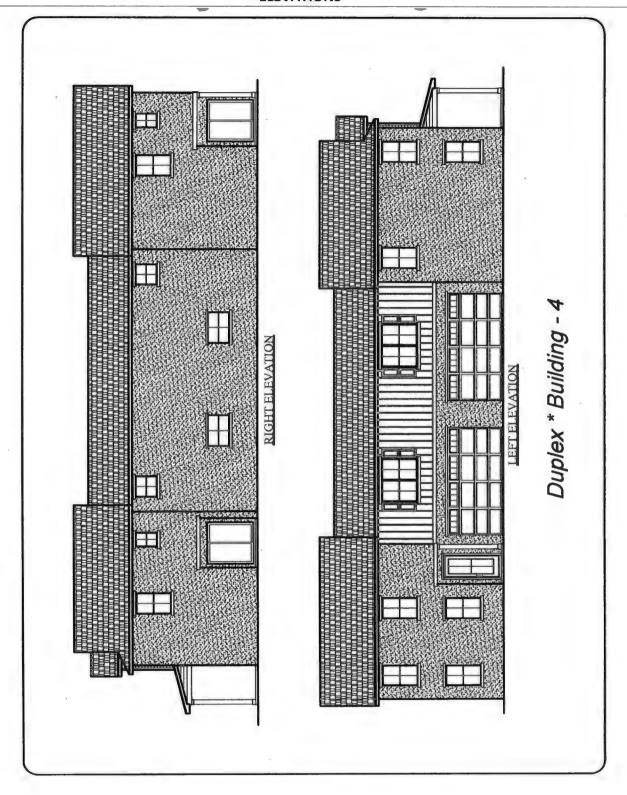
BUILDING METH 90'-0'
BUILDING DEPTH 91'-0'
REDGE HEIGHT: 21'-2 'n'

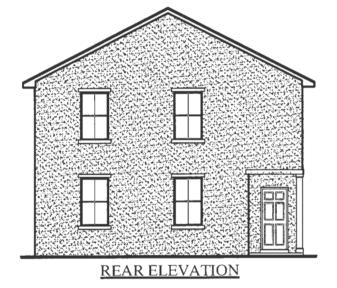
Duplex * Building - 3
Bumby Avenue

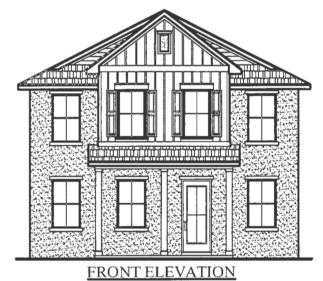




Duplex * Building - 4
Bumby Avenue



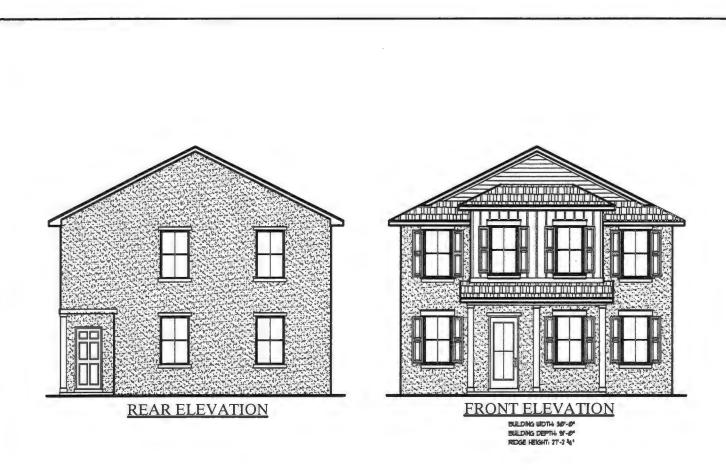




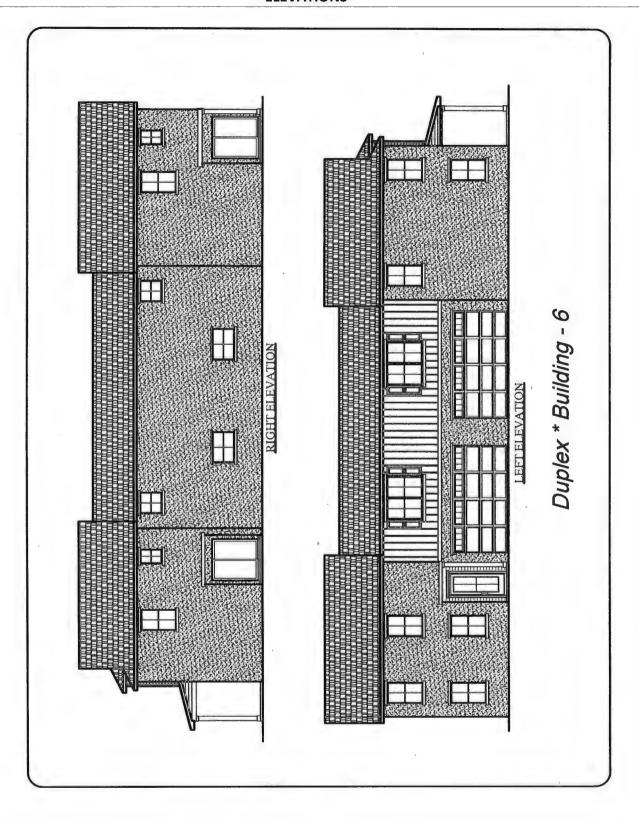
BUILDING MIDTH 30'-0' RIDGE HEIGHT: 21'-2'4'

Duplex * Building - 5
Bumby Avenue

27



Duplex * Building - 6
Bumby Avenue





Front from S. Bumby Ave.



North property line. Proposed 15 ft. side setback



West property line. Proposed 30 ft. rear setback



South property line. Proposed 39.9 ft. side setback