



Montgomery County
Maryland

Department of
Permitting Services

255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4153
(240) 777-6298

APPLICATION FOR A PERMIT FOR CONSTRUCTION ON PROPERTY DEDICATED TO PUBLIC USE

DPS Permit No. 22/088
(DPS use only)

Building Permit Reference 301788

Name of Applicant: JOHN RENNER, BA CLARKSBURG LLC Phone No.: (301) 446-2215
(Owner, Person, Firm or Corporation Proposing to Execute or to have work executed)

Address: 4041 GOLDEN TRIANGLE DRIVE, SUITE 200 Fax No.: (301) 486-1315
GREENBELT, MD 20770

LOCATION OF WORK

Address 12824 CLARKSBURG SQUARE ROAD, CLARKSBURG 20871

SUBDIVISION NAME (legal description): CLARKSBURG TOWN CENTER, PHASE 1B - PART 3 Lot: 3 Block: F

The Application is for: (Check all categories that apply)

☐ This application is for: (Check appropriate categories)

Residential ☐ Commercial ☒
Industrial ☐ Institutional ☐

☐ If there is an existing permit for the driveway apron, provide the following information:

Driveway Permit No. _____
GP Permit No. _____

Letter of Permission (If the applicant is not the permittee of the existing driveway or GP permit provide written authorization from the permittee)

☐ New entrance to serve this site.

☐ Existing entrance will be used to access the site during construction.

☐ A temporary construction entrance will be constructed to access the site during construction.

☐ Additional work in the public right of way is required for this site. (Sidewalk, storm drain connections, street trees, street lights, streetscaping features, etc.)

☐ A dumpster will be placed in the public right of way during construction.

☐ The public sidewalk, and/or a travel/parking lane will have to be closed during construction.

☐ A crane will occupy the public right of way sometime during this construction.

☐ A construction fence will be placed in the public right of way during construction.

☐ Provide a copy of the approved Record Plat (If an access easement is involved.)

☐ Provide a copy of the approved preliminary/site plan and DPWT's written requirements (For development approved by MNCP&PC)

☐ Other, please describe _____

PERMIT CONDITIONS:

OFFICE USE ONLY

FIELD REPORT - Driveway Aprons

No. of Dwys: _____ Dwy. Std. No. _____

Pipe Size: _____

Sight Dist. Check Req: _____

Modification (Explain): _____

Add. Work Req. (Explain): _____

Rural Rustic Road: _____

Date: _____ Insp: _____

Field Supervisor: _____

Permit Acceptance Status

☒ Approved ☐ Disapproved

☐ Not Required ☐ Pending Approval

Field Investigation Required: ☐ Yes ☐ No

Reviewed By: _____

The proposed work shall be performed in accordance with the conditions of this permit, subject to the provisions of the Montgomery County Road Construction Code, Standards, Specifications and Inspection and control of the Director of the Department of Permitting Services.

ATTEST: Corp., Sec'y., or Assist. Sec. Signature _____ Date _____

Print Name

Applicant Signature _____

Print Name

FOR OFFICIAL USE ONLY

Accepted _____

Bond Amount 3580.00

Date Filed _____

Reviewed _____

Permit Fee 288.75

Date Issued _____



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

RIGHT-OF-WAY CONSTRUCTION
PERMIT

IssueDate: 7/21/2003

Permit No: 221088
Expires: 1/21/2005
ID: AC906170

THIS IS TO CERTIFY THAT:

BA CLARKSBURG LLC
C/O BOZZUTO GROUP STE 200 6401 GOLDEN TRIANGLE DR
GREENBELT MD 207703202
Day Phone : (301)446-2215 x

HAS PERMISSION TO: CONSTRUCT DRIVEWAY

Special Notes: Construct intersection type driveway as described on the attached approved plan. Driveway will consist of Montgomery County Standard 100.01 curb and gutter. Provide sidewalk ramps Standard MC 112.01 or MC 113.01 as directed at all sidewalk crossings.

The proposed work must comply with the conditions of this permit and with the provisions of the Montgomery County Road Construction Code and the "Standards and Specifications" adopted by the County Council for Montgomery County.

Notify: UPTON REED Field Inspector at (301)370-3690 48 hours before initial start of work, restart of work after 48 hours or more of work stoppage and upon completion of the work for final inspection and bond release.

PREMISE ADDRESS 12824 CLARKSBURG SQUARE RD
CLARKSBURG MD 20871-

LOT NA BLOCK NA
LIBER TAX ACCOUNT NO.:
FOLIO SUBDIVISION

PARCEL
PS NUMBER: 12962

A handwritten signature of Robert C. Hubbard in black ink.

Director, Department of Permitting Services



Montgomery County Maryland
Department of Permitting Services

255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4153
(240) 777-6300 Fax (240) 777-6262
<http://permits.emontgomery.gov>



February 18, 2005

BA Clarksburg, LLC
7850 Walker Drive
Suite 400
Greenbelt, Md. 20770-0100

Regarding permit number: 221088

Dear Sir/Madam,

Please be advised that your request to extend the above referenced permit has been approved and the receipt for your extension fee is enclosed. The permit is extended to **January 21, 2006**. Please remain in contact with your inspector in order to avoid any further lapses of this permit.

You are reminded of your responsibility for road maintenance required by the permit to include, public convenience and safety, and snow removal as required for the safe and efficient movement of vehicular traffic. As noted in your permit conditions "Caution Uncompleted Road Not Publicly Maintained" signs shall be installed at each point where access to any new road is available from an existing road or roads. The signs must remain in place until the work has been accepted by the County. In addition, any manholes, inlets or valves extending more than 1/4" above the asphalt paving shall be ramped with a maximum slope of 18 to 1 using bituminous material.

Sincerely,

Laura King
Permit Technician III



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

USE-AND-OCCUPANCY
CERTIFICATE

Issue Date: 8/11/2004

Expires: NONE

Certificate No.: 220831
ID: AC901624

Residence or building location: 12824 CLARKSBURG SQUARE RD
CLARKSBURG MD 20871-

Proposed Use: DWELLINGS, MULTI-FAMILY

The applicant has applied for a certificate of Use and Occupancy under the provisions of the Montgomery County Code. The use for each floor, or part thereof; the live load (p.s.f.); the fire grading; the construction type; the code/edition; and any special conditions must be as follows:

Floor	Use Group Class	Maximum Live Load	Fire Grading	Occupancy Load	Construction Type	Code/Edition	Conditions
I-4	R-2	40	N/A		VA	2000IBC	

This certificate applies only to the above-described residence or building and is valid until the permitted use changes. Changes in use require recertification or new registration, pursuant to the Building Code.

Caution: the issuance of this permit does not eliminate the need to obtain the required approvals of other State or County agencies.


Director, Department of Permitting Services

USE AND OCCUPANCY INSPECTION REPORT

220831
USEO PERMIT NO.: _____

PREMISE ADDRESS: 12824 Charlesburg Rd

☒ HAZARDOUS MATERIAL YES _____ NO _____ IF YES, CALL
240-777-2300

IF ZONING INSPECTION (FOR SPECIAL EXCEPTION) IS REQUIRED.
PLEASE CALL RANDY WYRICK AT 240-777-6255.

Nech
ZONING:

☒ Approved ☐ Disapproved

William J. [Signature]

8-20-04
Date

Special Exception # _____

Comments: _____

FIRE MARSHAL:

☒ Approved

☐ Disapproved

William J. [Signature]

8-20-04
Date

(240)-777-2457 SCHEDULE 1 WEEK IN ADVANCE
FOR FIRE INSPECTION

Comments: _____

BUILDING:

☒ Approved

☐ Disapproved

Thomas R. [Signature]

8-11-04
Date

(240)-777-6210 BU Permit # 301788

Comments: _____

FLOOR 1-4

USE GROUP CLASS R-2

MINIMUM LIVE LOAD 40

FIRE GRADING 2h

ELECTRICAL:

☒ Approved

☐ Disapproved

Ralph [Signature]

8-20-04
Date

(240)-777-6210 EL Permit # 328037

Comments: _____

WHEN ALL APPROVALS ARE OBTAINED, DETACH TOP COPY AND MAIL OR HAND-CARRY
TO THE ABOVE ADDRESS. IF NOT RECEIVED, CERTIFICATE WILL NOT BE
ISSUED. THE REMAINING COPY OF THIS REPORT WILL SERVE AS A USE &
OCCUPANCY WHICH WILL EXPIRE 8-26-04.



Montgomery County
Maryland

Department of
Permitting Services

255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166
240/777-6370

DPS - #6

Application for Use and Occupancy Certificate

DISTRIBUTION:
YELLOW - FILE
WHITE - BLDG. INSP.
BLUE - ELEC. INSP.
PINK - FIRE MARSHAL

Certificate Number: 220831

Property Owner, Representative or Tenant: John RENNER, BA CLARKSBURG LLC

Daytime Phone No.: (301) 446-2215 Fax No.: (301) 486-1315

6401 GOLDEN TRIANGLE DR., SUITE 200, GREENBELT, MD 20770
Address City State Zip Code

Tenant Company Name: N/A

Tenant Name: N/A Phone No.: N/A
(Person connected with Trade Name Company)

Mailing Address: N/A
(For Leasee, if other than Premise Address) Address City State Zip Code

LOCATION OF BUILDING/PREMISE

Street Number: 12824 Street Name: CLARKSBURG SQUARE ROAD

Bay No.: N/A Space No.: N/A Store No.: N/A Suite No.: N/A Floor No.: N/A

Town/City: CLARKSBURG

Nearest Cross Street: CLARKSMEADE DRIVE Lot: 3 Block: F

Subdivision: CLARKSBURG TOWN CENTER City: CLARKSBURG Zip Code: 20871
PHASE 1B- PART 3

CLEARLY DESCRIBE INTENDED OCCUPANCY

HAZARDOUS MATERIALS? ☐ YES ☒ NO

Existing Use: FINISHED LOT Proposed Use: MULTIFAMILY CONDOMINIUMS

Square Footage to be Occupied: 55,285 Number of Employees: N/A Number of Company Vehicles: N/A

The PRIMARY use will be: RESIDENTIAL CONDOMINIUMS which is 85 % of the space.

The SECONDARY use will be: GARAGE SPACES which is 10 % of the space.

[Signature] Applicant's Signature 2/19/03 Date

Person to contact to gain entry to space: John RENNER Daytime Phone No.: (301) 220-0100

Is this space ready for inspection now? ☐ YES ☒ NO, I WILL CALL WHEN READY

FOR OFFICE USE ONLY

Fee: \$ 1784.14 Receipt No.: _____ Date Sent to Inspections: _____ Final Approval: _____

ZONING USE ONLY

Use Dwellings multi-family
Zone: Rmx-2
Board of Appeals:
Checked by: DN Date: 4/15/03
☒ APPROVED ☐ DISAPPROVED
Reason for Disapproval: _____

CODE INFORMATION

Floor No.: _____
Use Group: _____
Floor Type: _____
Min. Live Load: _____
Firegrading: _____

PARKING INFORMATION

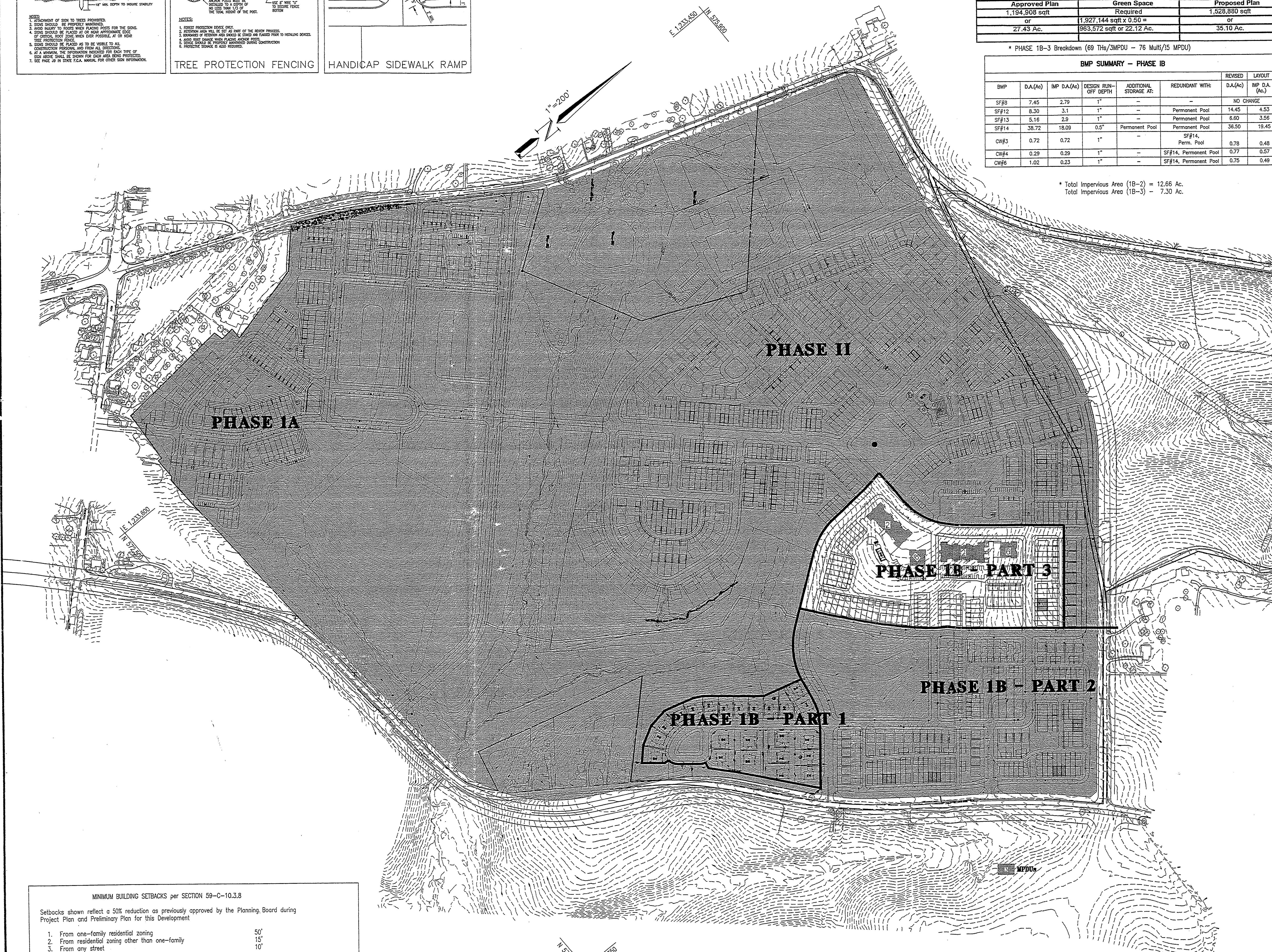
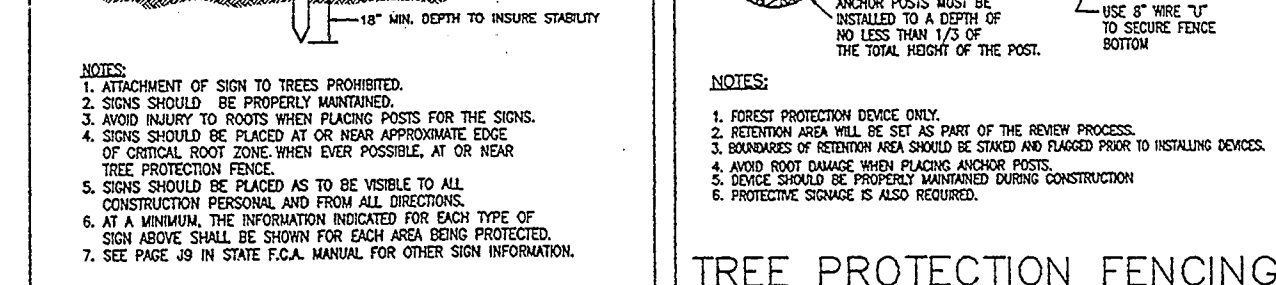
Spaces Required: _____
Spaces Provided: _____

☐ New Tenant Space ☐ Occupied ☐ Temporary U/O Issued ☐ Approved

Inspected By: _____ Date: _____

Reviewed By: _____ Date: _____

OCCUPANCY DENIED FOR THE FOLLOWING REASONS: _____



Approved Plan	Type of Units	Proposed Plan
57	SFD	67
133	THs	148*
150	Multi-Family	80*
340/Including 56 MPDUs	Total	295 Including 30* MPDUs

Approved Plan	Parking	Proposed Plan
464	Offstreet	328
152	Gar./DW	200
572	Required	456
816	Total	528

Approved Plan	Green Space Required	Proposed Plan
1,194,908 sqft		1,528,880 sqft
or	1,927,144 sqft x 0.50 =	or
27.43 Ac.	963,572 sqft or 22.12 Ac.	35.10 Ac.

BMP SUMMARY – PHASE IB								REVISED	LAYOUT
BMP	DA(Ac)	MP DA(Ac)	DESIGN RUN- OFF DEPTH	ADDITIONAL STORAGE AT:	REDUNDANT WITH:		DA(Ac)		
SF#9	7.45	2.79	1"	–	–	–	14.45	4.53	
SF#12	8.30	3.31	1"	–	–	Perment Pool	8.60	2.56	
SF#13	5.16	2.9	1"	–	–	Perment Pool	5.60	2.56	
SF#14	38.72	16.09	0.5"	–	–	Perment Pool	36.50	16.45	
CW#5	0.72	0.72	1"	–	–	SF#14, Perment Pool	0.78	0.49	
CW#4	0.29	0.29	1"	–	–	SF#14, Perment Pool	0.71	0.57	
CW#6	1.02	0.23	1"	–	–	SF#14, Perment Pool	0.75	0.49	

* Total Impervious Area (1B-2) = 12.66 Ac
Total Impervious Area (1B-3) = 7.30 Ac

PREV. APPR. DEMAND POINTS PER POPULATION CATEGORY						
HOUSING TYPE	#DU	TOT	CHILD	TEEN	ADULT	ELDERLY
SFD II	20	2.5	4.8	5	21.2	2.2
SFD III	37	5.2	7.1	6.5	47.1	4.7
TH	133	22.3	28.8	10.6	171.3	9.6
Garden	150	16.2	29.4	10.9	175.2	24
Total	340	46.2	70.1	35.0	414.8	40.5

PREV. APPR. SUPPLY POINTS PER FACILITY ON-SITE					
REC. FACILITY	TOT	CHILD	TEEN	ADULT	ELDERLY
(6) Seating Area	6	6	9	30	12
Open Play II	3	4	4	10	1
Multi Age	9	11	3	7	1
Bike System	2.3	6.4	6.6	64.2	4.1
Nature Trail	2.3	6.4	5.5	64.2	4.1
Total	22.6	33.8	29.2	175.4	26.2
Total Including Off site	27.8	52.4	33.7	208.1	27.8

PREV. APPR. SUPPLY POINTS PER FACILITY OFF-SITE					
REC. FACILITY	TOT	CHILD	ADULT	ELDERLY	
Play Lot	0	3.1	1	1.4	0.3
Snake Trail	0.1	0.7	1.1	4.4	0.2
Multi Age	3.1	3.8	1	2.4	0.3
(2) Plastic Areas	0.6	0.6	1	3.5	1.4
Soccer Jr	0.7	5.2	5.2	10.5	0.7
Baseball Jr (Pony)	0.7	5.2	5.2	10.5	0.7
Total	5.2	18.6	14.5	32.7	3.8
35% of Demand	16.6	22.4	15.4	149.9	14.5

PROP. DEMAND POINTS PER POPULATION CATEGORY						
HOUSING TYPE	#DU	TOT	CHILD	TEEN	ADULT	ELDERLY
SFD II	15	1.9	3.6	3.8	15.9	1.7
SFD III	52	7.3	10	12	66.1	6.6
TH	147	24.7	31.8	11.6	189.3	10.6
Garden	80	8.6	11.2	9.6	94.7	12.8
Total	294	42.5	56.6	37.2	366	31.7

PROP. SUPPLY POINTS PER FACILITY ON-SITE					
REC. FACILITY	TOT	CHILD	TEEN	ADULT	ELDERLY
Bike Trail	2.1	5.6	5.5	54.9	3.1
(2) Multi Area	18	22	6	14	2
(11) Seating Area	11	11	16.5	55	22
Pedestrian System	4.2	11.3	7.4	164.7	14.3
Tot Lot	9	2	0	4	1
Nature Trail	2.1	5.6	5.5	54.9	4.7
Total	46.4	57.5	40.9	347.5	47.1

PROP. SUPPLY POINTS PER FACILITY OFF-SITE					
REC. FACILITY	TOT	CHILD	TEEN	ADULT	ELDERLY
Play Lot	0	3.1	0*	1.4	0.3
Bike Trail	0.1	0.7	0.6*	4.4	0.2
Multi Age	3.1	3.8	1	2.4	0.3
(2) Picnic Areas	0.6	0.6	1	3.5	1.4
Soccer Jr	0.7	5.2	5.2	10.5	0.7
Baseball Jr (Pony)	0.7	5.2	5.2	10.5	0.7
Total	5.2	18.6	13	32.7	3.6
1000' x 1000' Parcel	14.6	10.9	17	128.2	11

* SOME CREDIT NOT ALLOWED BECAUSE IT EXCEEDS 35% REQUIRED DEMAND

COPY OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 8-98001 6

Wyr5 Withany 103102

LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE PLANS AND RECORDS.

7
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION
SHOWN HEREON IS CORRECT AND TAKEN FROM
AVAILABLE DEEDS AND RECORDS.

7.2

RON

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: 6/

BY: *Car*

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

30 6 10 12

Clark M. Wagner
PRINTED NAME

PHASE1B - PART THREE

PHASE 1B - PART THREE
SITE DEVELOPMENT PLAN

CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone (301) 454-7000 E-mail info@cpl.com Fax (301) 454-9394
KROBICK AND FAIRFAX, VA

CPI Associates

CLIENT: TERRABROOKE CALKSBURG LLC

1

LWTP

12

DESIGN

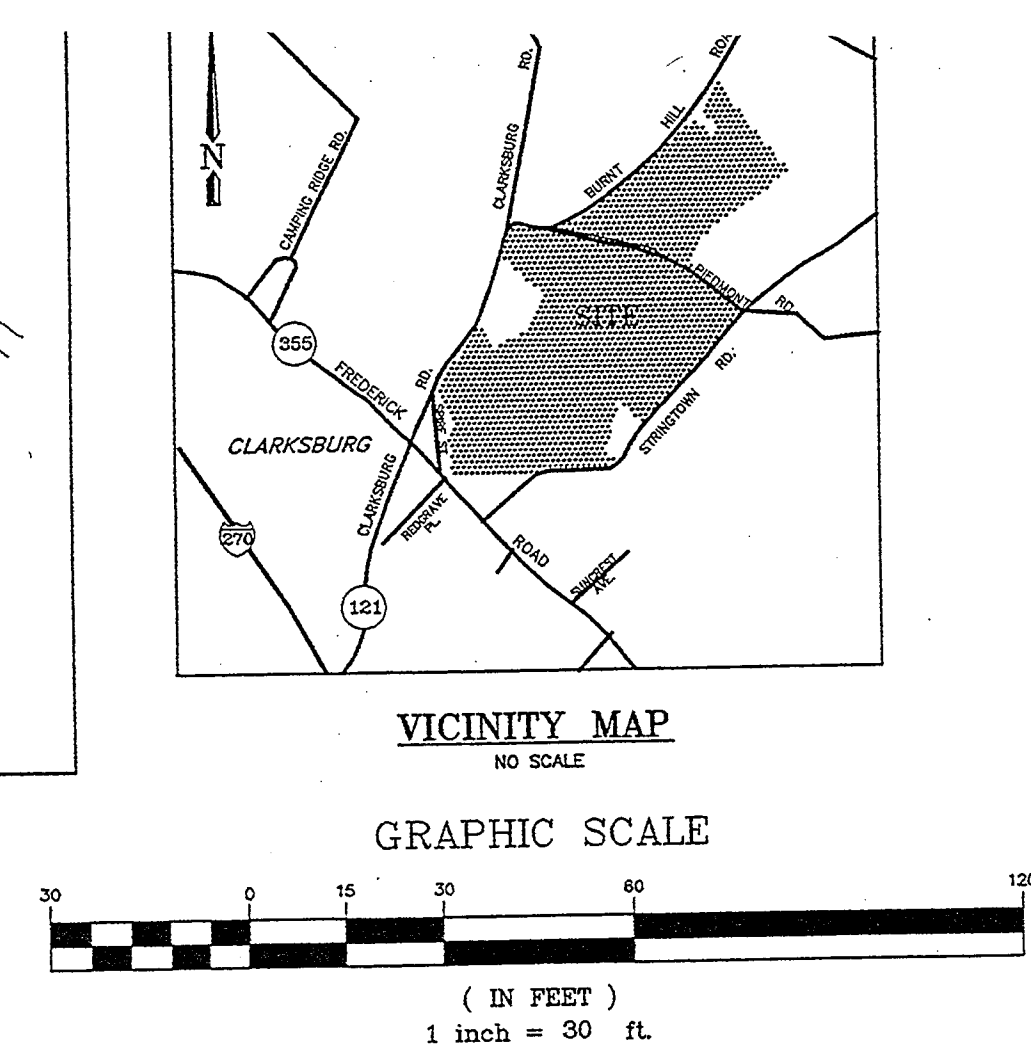
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CPI
Associates

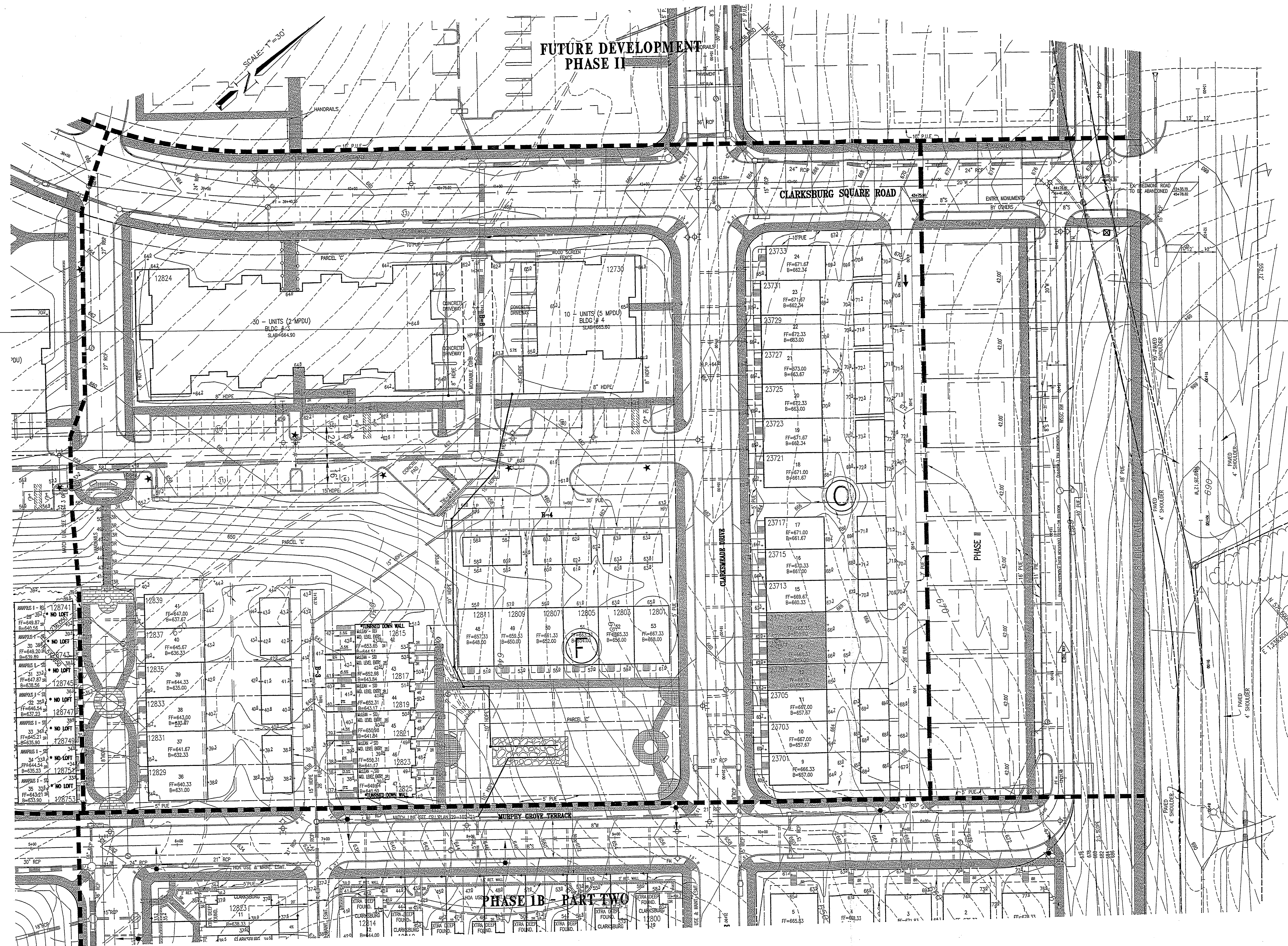
Charles P. Johnson & Associates
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • E
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYL
Phone: (601) 454-7000 Fax: E-mall@cspeja.com
FREDERICK, MD

PHASE 1B - PART THREE
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

RECEIVED
OCT 30 2002
DEVELOPMENT REVIEW DIVISION

DATE _____ SEPT. 2000
SCALE _____

D



COPY OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 8-180016
MONTGOMERY COUNTY PLANNING DEPARTMENT

Wyz. Withay 10.31.02

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: 6/27/02 BY: Clark M. Wagner
Bozento Homes, Inc.
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
Clark M. Wagner
PRINTED NAME

MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8

Setbacks shown reflect a 50% reduction as previously approved by the Planning Board during Project Plan and Preliminary Plan for this Development

1. From one-family residential zoning
2. From residential zoning other than one-family
3. From any street

Minimum Lot Requirements for Residential Lots - modification per Section 59-c-10.3.8 of Zoning Ordinance

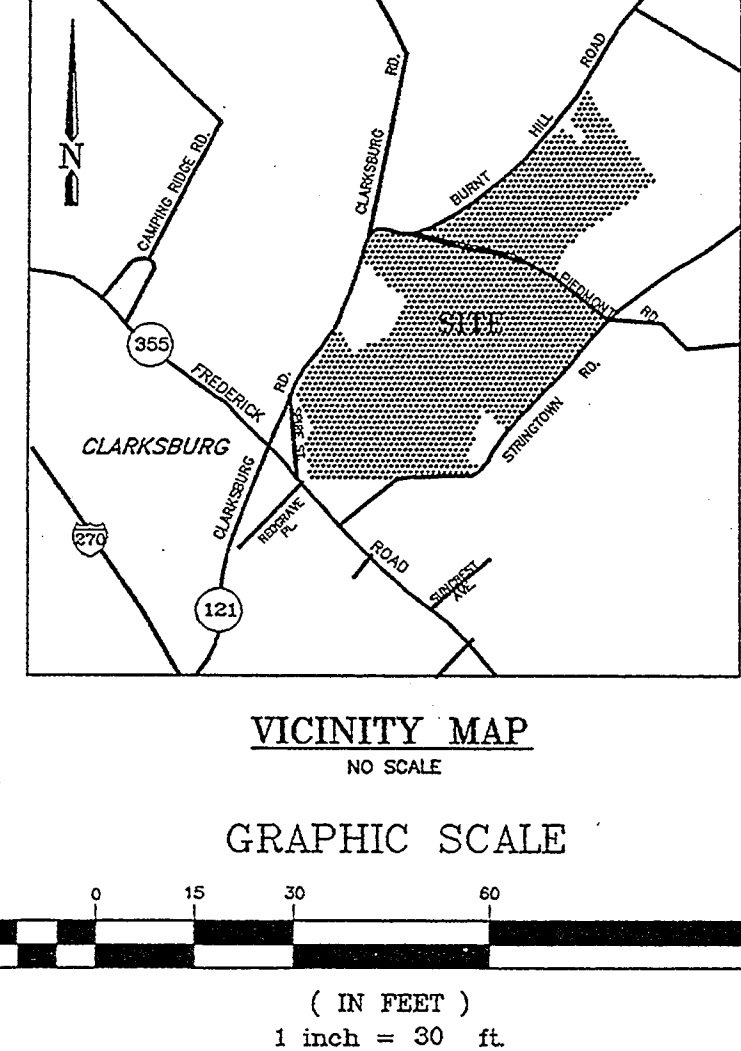
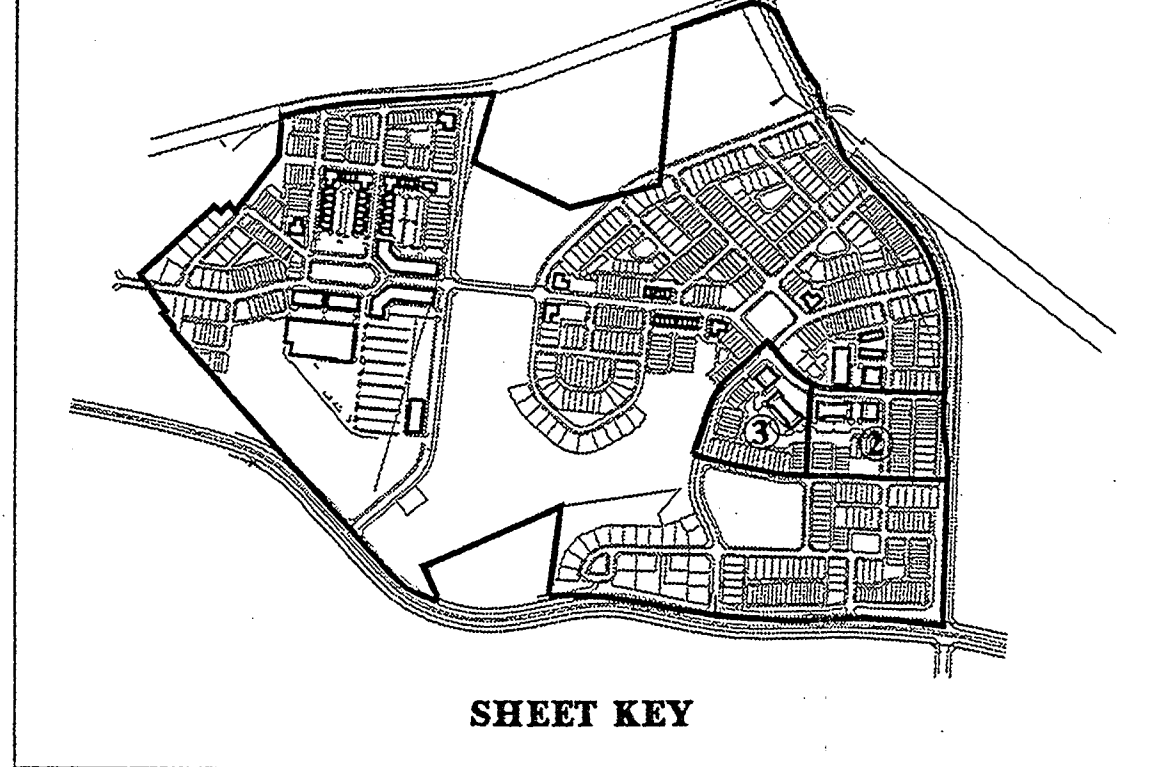
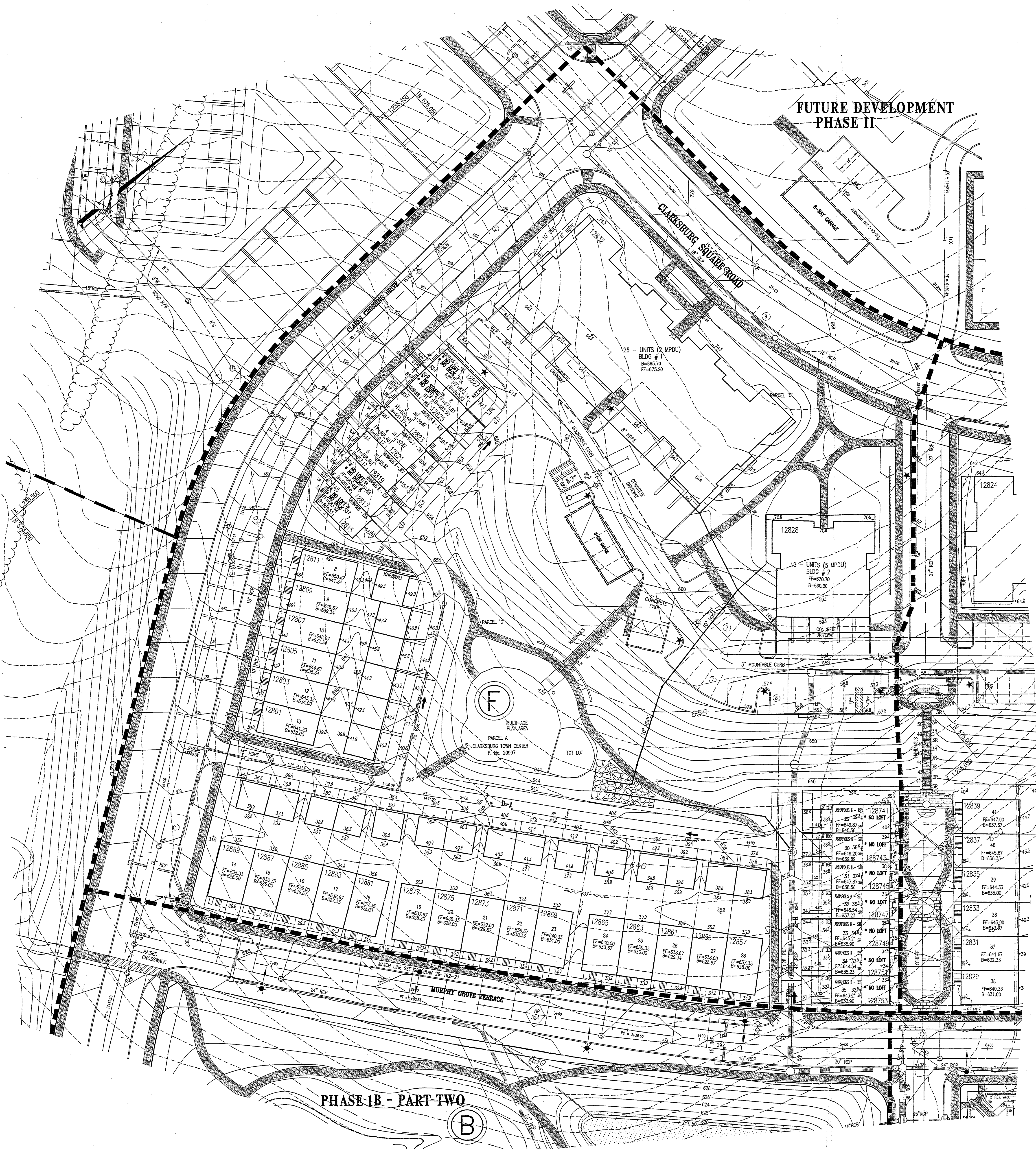
	SFD	TH's	Courtyard TH's	Multi-Flo
Lot Area	4000 sqft	1120 sqft	950 sqft	NA
Front Yard	10'	10'	10'	10'
Lot Width @ Street	20'	20'	20'	NA
Min. Lot Width @ Bldg. line	15'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	3'	20' / 4'	10'
Min. space between End Bldgs.	NA	20' / 4'	20' / 4'	30'
Max. Height	35'	35'	35'	45'

Residential Accessory Buildings/Lot Standards

1. Coverage (Max. percentage of Lot)
2. Setback (Inside Lot)
 - From Front Street Line
 - From Side/Rear Lot Line
 - From Alley Line
- Setback(Corner Lot)
 - From Side Street (Where abutting Lots Front)
 - From Side Street (Where abutting Lots do not Front)
 - From Rear Lot Line
- Max Height

UPDATES/REVISIONS :	
4/24/02 Rev. street grades	Clarkmade Drive mes
5/22/02 Update 42'-47F per Mcken	orchs mes
7/12/02 Rev. Condo layout	mes
7/22/02 Move 36'-41 F	forward mes
7/31/02 Add light for condo area	mes

DATE _____ SEPT. 2000
SCALE _____



FUTURE DEVELOPMENT
PHASE II

PHASE 1B - PART TWO

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: 10/1/02 BY: Clark M. Wagner

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER: Clark M. Wagner

MINIMUM BUILDING SETBACKS PER SECTION 59-C-10.3.8

Setbacks shown reflect a 50% reduction as previously approved by the Planning Board during Project Plan and Preliminary Plan for this Development.

1. From one-family residential zoning	50'
2. From residential zoning other than one-family	15'
3. From any street	10'

Minimum Lot Requirements for Residential Lots - modification per Section 59-c-10.3.8 of Zoning Ordinance

	SFD	TH's	Courtyard TH's	Multi-Family
Lot Area	4000 sqft	1120 sqft	950 sqft	NA
Front Yard	10'	10'	10'	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	*20'/4'	*20'/4'	30'
Max. Height	35'	35'	35'	45'

* Mid-block separation between end units may be reduced to 4'.

Residential Accessory Buildings/Lot Standards

1. Coverage (Max. percentage of Lot)	50%
2. Setback (Inside Lot)	
From Front Street Line	60'
From Side/Rear Lot Line	0'
From Alley Line	0'
Setback (Corner Lot)	
From Side Street (Where abutting Lots Front)	10'
From Side Street (Where abutting Lots do not Front)	10'
From Rear Lot Line	0'
Max. Height	27'