

Summary Table of Potential Dimensional Requirements for 91 Beatrice Circle

Zoning Parameter in Residential-A Zone	Applicant's Proposal	Attorney Hill's 7/28 Letter	Alternative 1 (same plans, remove four units)	Alternative 2 (decrease lot coverage and decrease bedroom count)
Maximum Lot Coverage (20% maximum)	29.9%	20%	Likely meets	25%
Minimum Open Space (50% minimum)	38.3%	50%	Close to meets	>38.3%
Front Yard Setback (30' minimum)	7.7'	0'	7.7' or 0'	0'
Rear Yard Setback (40' minimum)	12.1'	30'	12.1' to 19.8'	12.1' to 19.8'
Side Yard Setback (15' feet minimum on both sides)	23.3' to the west >45' to the east	15' both sides	>23.3' to the west >45' to the east	20' to the west 15' to the east
Maximum Building Height (36' maximum)	43' (north building) 30.5' (south building)	36' all structures	43' (north building) 30.5' (south building)	43' (north building) 30.5' south building
Maximum Building Stories (2.5 stories)	4 (north building) 3 (south building)	2.5 stories	4 (north building) 3 (south building)	4 (north building) 3 (south building)
Units per structure	7 (north building)	2	6 N and 2 S 5 N and 3 S	<ul style="list-style-type: none"> • Min. 7 (north building) • Max. 5 (south building)

(1 maximum)	5 (south building)			
Distance between units (N/A)		25'		
Parking (2.0 per unit)	1.75 (21 parking spaces)	2.0 per unit, plus 1 visitor space per three units	2.0 plus	<ul style="list-style-type: none"> >1.75 per unit
Bedrooms per Unit (N/A)	8 3-bedroom units 4 4-bedroom units (40 total bedrooms)		6 3-bedroom units 2 4-bedroom units (26 total bedrooms)	4 2-bedroom units 6 3-bedroom units 2 4-bedroom units (34 total bedrooms)
Units Allowed (N/A)	12	Unclear, likely 4	8	12