(2) VARIANCE REQUESTED FOR THIS ITEM. THE ALLOWED IS 60% MAXIMUM. THE IMPERVIOUS COVERAGE IS EXISTING NON—CONFORMING AT 69.6%. WE ARE PROPOSING AND INCREASE TO 70.8% IMPERVIOUS COVERAGE.

ZONING TABLE  ZONE: RC (RESTRICTED COMMERCIAL ZONE)			
LOT AREA	30,000 SQ. FT. MIN.	37,833 SQ. FT.	37,833 SQ. FT.
LOT FRONTAGE	150' MIN.	200.0'	200.0'
LOT DEPTH	150' MIN.	233.5'	233.5'
FRONT YARD	65' MIN.	N/A	65.7'
SIDE YARD	10' MIN.	N/A	26.7'
REAR YARD	25' MIN.	N/A	N/A
BUILDING HEIGHT	3 STORIES OR 45' MAX.	N/A	1 STORY (<45')
PARKING	SEE BELOW (1)	N/A	33 SP. (1)
INTERIOR LANDSCAPING	SEE BELOW (2)	N/A	15.72%
LOT COVERAGE	25% MAX.	0%	6.97%
IMPERVIOUS COVERAGE	60% MAX.	0%	61.42% (3)

NOTES:

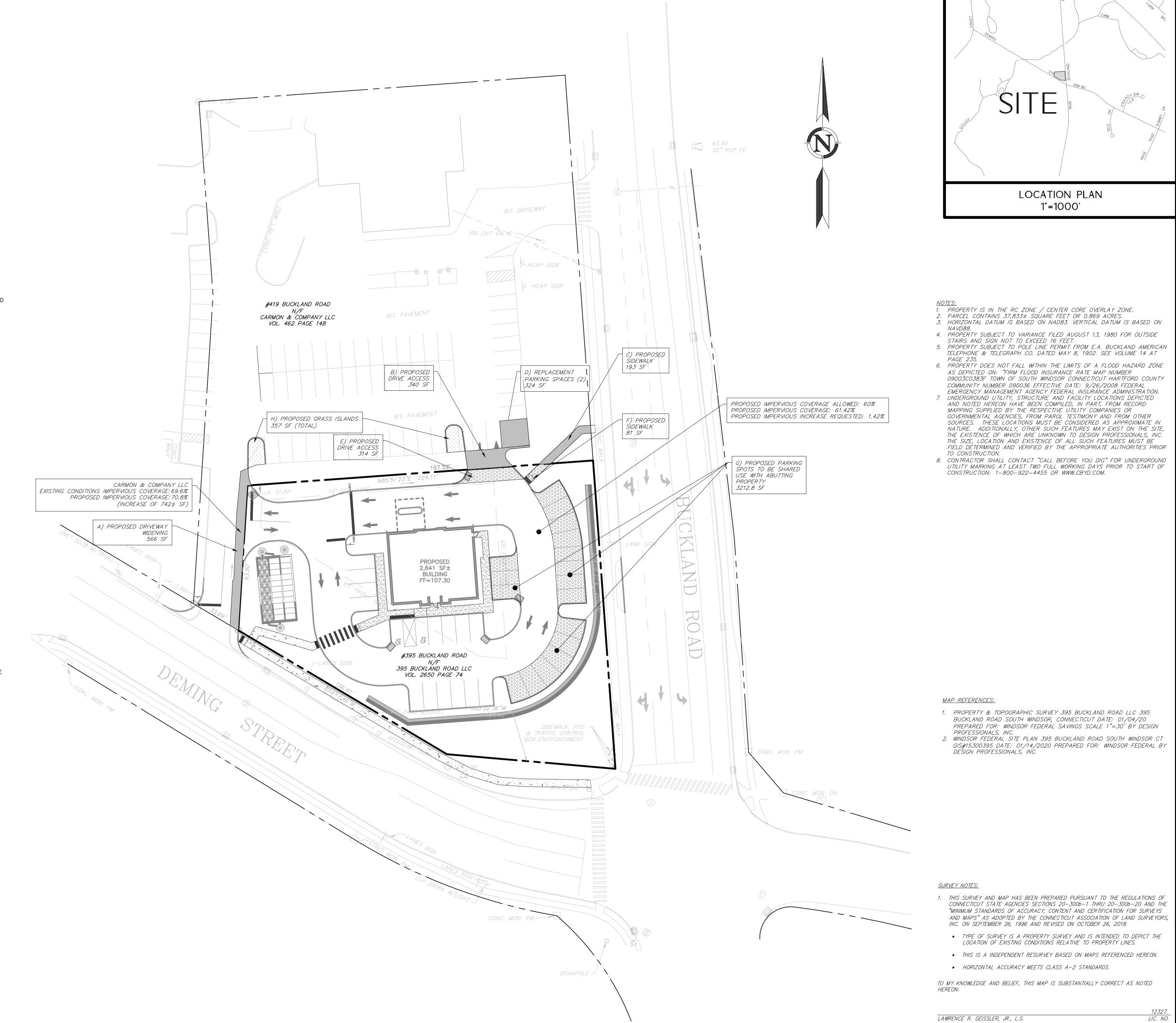
(1) PER TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLE 6.4.3B, THE NUMBER OF PARKING SPACES FOR A FINANCIAL INSTITUTION IS A MINIMUM OF 1 SPACE PER 250 SQ. FT. GFA PLUS 1 PER EMPLOYEE.

2,641 SQ. FT. BLDG. / 250 SQ. FT. = 10.6 SPACES 10.3 SPACES + (1 SPACE FOR EA. 5 EMPLOYEES) = 15.6 SPACES

A MINIMUM OF 16 PARKING SPACES ARE REQUIRED BY THE REGULATIONS. A TOTAL OF 33 PARKING SPACES ARE PROVIDED.

(2) PER TOWN OF SOUTH WINDSOR ZONING REGULATIONS SECTION 4.3.B.2.a, NOT LESS THAN TEN (10%) PERCENT OF THE INTERIOR OF A PARKING LOT CONTAINING FIFTY (50) OR MORE PARKING SPACES SHALL BE LANDSCAPED WITH TREES AND CONTINUOUSLY MAINTAINED. THE PROVIDED INTERIOR LANDSCAPING ACCOUNTS FOR 15.72% OF THE PROPOSED PARKING ARFA.

(3) VARIANCE REQUESTED FOR THIS ITEM. THE ALLOWED IS 60% MAXIMUM. WE ARE REQUESTING A VARIANCE FOR 1.42% WHICH WOULD BRING US TO 61.42%.



PROJECT 4337 PATE: DATE: DESIGN DESIGN PATE: DESIGN PATE: