

Item	B-2 Zone Required/Permitted	Existing (no change proposed)
Min. lot area	None	20,432 SF / .47 Acre
Min. lot width	None	105' at Street
Min. lot depth	None	200' Left, 295.26' Right
Min. lot frontage	None	105'
Min. front yard setback	None	93.4' to Building
Min. side yard setback	10 ft. if adjacent to a residential lot, zone or structure; otherwise, none	30.8' From Shadyside Ave 0' From Interior Lot 1.01
Min. rear yard setback	None	37.9'
Max. lot coverage	70%	No change to existing
Min. green area	None	No change to existing
Max. building height	28 ft	No change to existing
Min. sidewalk area	10 ft.	No change to existing