



**ZONING INFORMATION:**  
TMS 457-04-03-052  
zoning DR-2F  
lot size 4,000SF minimum, 3,521 SF, non-conforming  
setbacks front: 25'-0", conforming with exception  
rear: 3'-0", conforming  
north/east side: 3'-0", non-conforming GRANTED 3.3.20  
south/west side: 9'-0"/15'-0" total, non-conforming GRANTED 3.3.20  
height: 3 stories max., conforming  
lot coverage: 50% maximum, 51% proposed, non-conforming 53% GRANTED 3.3.20  
use: residential, non-conforming OFFICE/RESIDENTIAL GRANTED 3.3.20  
parking: 2 cars per residence, 2 residences = 4 spaces, none proposed, non-conforming 4 SPACES REQUIRED, 10 SPACES GRANTED 3.3.20

20 BEAUFAIN ST  
MEMMINGER SCHOOL