



The zoning ordinance lists lot 28-11-271 as zone R2-H, two unit high density (903.02.C)  
*(Since it is not multifamily zoned the condo approach won't work or allow more units.)*

Zoning regs list High Density standards (903.03.D) as 1800 SF min lot size, 750 SF min lot per unit ( for two units per building), and min set backs as 15' for front rear and side, 5' min interior separation and 40' / 3 stories max.(911.02 ).  
*(The half story on the high side may allow the 3 story height in the front, but it will likely be an argument)*

The lower Boundary part of the lot is 7,770 SF and the upper part is 2,825 SF for total of 10,597 SF

When divided the two interior lots are 1500 SF (25x60) the two end lots on Boundary are 2,709 along Yarrow and 2,075 along the eastern side.

The Isis Way northern lot is 2,824 SF

The front setback along Boundary is 6'4" and 8'4" min The rear setback is 15' min and 17' max excluding decks.

The side setbacks are an average of 20' on the west and 10' on the west between properties.

The front setback along Isis Way is 10'3" average, Side setbacks are 10' min, and the rear is 12'9" min / 15'2" average excluding deck