

## PROJECT DESCRIPTION

The property is located at 118-120 North Avenue and is fully improved with a two story building. The first floor is used as a barbershop and the second floor is vacant office space.

The Applicant proposes to continue to use the first floor as a barbershop and to convert the second floor office space into one (1) residential two (2) bedroom apartment which is a permitted use. The site is fully improved and the Applicant does not propose any site improvements or exterior changes. The signage will not be altered.

The existing and proposed hours of operation of the barbershop are 9:00 a.m. to 7:00 p.m. on a single shift. The maximum number of employees will be three (3). The use does not require any truck traffic. There are no anticipated expansion plans.

The existing variance conditions are:

Item	Required	Existing
Lot area	5000 sf	1081 sf
Lot width	50'	19.13'
Lot depth	100'	68.01'
Lot frontage	50'	19.13'
Rear yard setback	10'	0'
Improvable area	2700	938
Improvable area – circle	36'	16.16'
Parking	5 spaces	0 spaces
Building cover	75%	100%
Lot cover	90%	100%

The application does not create any new variance conditions nor exacerbate the existing variance conditions.

The building construction type/class is H/A000. The applicant has contracted with PMUA that garbage/recycling pick-up will be through curbside pick-up of standard receptables.

