

Variance Requested	Requirement	Proposed
§410-21-Schedule of Area, Yard and Building Requirements	Max. Lot Depth of 400'	Proposed: No change to existing non-conforming lot depth greater than 400' G height of 58.75'
§410-43.A-Off-street parking	Minimum 135 required parking spaces	Proposed: 81 parking spaces proposed with 55 'banked' spaces provided for future construction, if required. Total required spaces provided as banked parking. Variance requested for banking option due to anticipated lack of client need for all spaces.
§410-51.B-Freestanding Signs Max. Quantity	One (1) sign	Proposed: Two (2) signs (1 sign at Edge and Industrial Road driveways). Variance requested due to uniqueness of three frontage lot. Signage proposed in the vicinity of each entrance for clarity and wayfinding.
§410-51.B(1)-Max. Area: 2 SF per linear foot of setback of the sign or 250 SF whichever is less	10 SF (5' setback from property lines)	Proposed: Edge Road: 50 SF Industrial Road: 50 SF Additional SF per sign as related to setback is requested due to uniqueness of three frontage lot and the need for adequate visibility from the main roadway, New Brunswick Ave, which the site does not have an active driveway upon.
§410-51.B(3)-Sign setback from property line	50' from property line	Proposed: Edge Road: 5' setback Industrial Road: 5' setback Reduced setback is requested due to uniqueness of three frontage lot and the need for adequate visibility from the main roadway, New Brunswick Ave, which the site does not have an active driveway upon.
Waiver Requested		
§109.6.D.2-	Required: Max Commercial/Industrial driveway grade shall not exceed 6% or 4% within 100' of sideline intersection.	Proposed: Max. driveway slope at Edge Road intersection of 8%. Waiver requested due to significant existing slope of Edge Road and the need to locate the

		Edge Road driveway away from the Edge Road/New Brunswick Ave intersection.
§315-10(B)(2)- Site Plan Design Standards		
(a)[1]- Site Lighting	Required: Average Maintained FC in Parking Area: 0.5-1.0 fc	Proposed minimum: Average Parking Area FC = 1.71 FC Relief requested for higher average due to need to provide appropriate levels within adjacent sidewalks and driveways.
(c)[1]- Parking Layout	Required: Driveways shall be separated from parking stalls and aisles by 5' raised curbed island.	Proposed: No separate driveway and parking aisle due to site constraints.
(f)[1] - Fire aisle	Required: No parking shall be permitted between fire aisle and building	Proposed: Parking is provided between fire aisle and building due to site constraints
(g)[1] - Grading - driveways	Required: Max. grade of 6% and no greater than 4% within 100' of intersecting street	Proposed: Driveway intersecting with Edge Road is greater than 6% due to site constraints.
PRELIMINARY SITE PLAN REQUIREMENTS		
	Requirement	Proposed
§315-9C.(3) - Submission of Plans Preliminary Site Plan Requirements		
C.(3)(e)	All existing, proposed and minimum required setback dimensions	Waiver requested from showing existing set back requirements.
C.(3)(i)	The location of all existing buildings, drainage and parking areas with 200 feet of the lot.	Waiver requested from showing existing building on opposite side of road within 200' of property. Aerial key map is provided for context of this item.