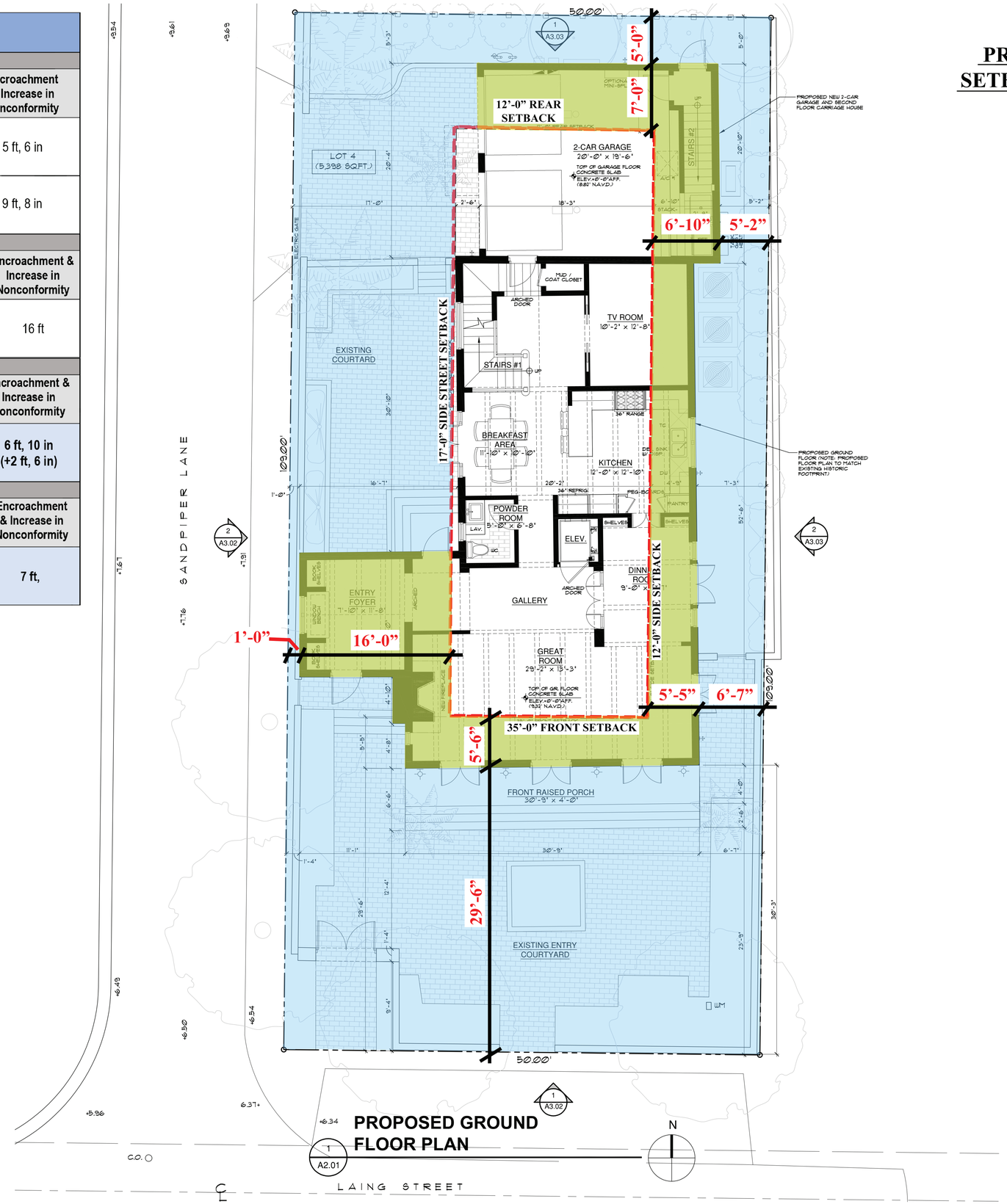
PROPOSED GROUND FLOOR SETBACKS & ENCROACHMENTS

1221 LAING STREET					
Front Setback (South)					
Stories	Existing	Required		Proposed	Encroachment & Increase in Nonconformity
		BPOA	R-1-AAA		
1st Story	29 ft, 6 in.	35 ft	35 ft	29 ft, 6 in	5 ft, 6 in
2nd Story	25 ft, 4 in	45 ft	35 ft	25 ft, 4 in	9 ft, 8 in
Side-Street (West)					
Stories	Existing	Required		Proposed	Encroachment & Increase in Nonconformity
		BPOA	R-1-AAA		
1st Story	1 ft	17 ft	17 ft	1 ft	16 ft
Side-Interior (East)					
Stories	Existing	Required		Proposed	Encroachment & Increase in Nonconformity
		BPOA	R-1-AAA		
1st Story	7 ft, 8 in (rear corner)	12 ft	12 ft	5 ft, 2 in (gar) 7 ft, 3 in 6 ft, 7 in (front corner)	6 ft, 10 in (+2 ft, 6 in)
Rear North					
Stories	Existing	Required		Proposed	Encroachment & Increase in Nonconformity
		BPOA	R-1-AAA		
1st Story	25 ft, 1 in	12 ft	12 ft	5 ft.	7 ft,



PROPOSED GROUND FLOOR PLAN

REQUIRED SETBACK

AREAS OF PROPOSED ENCROACHMENT