

## STATEMENT OF JUSTIFICATION

### ATTACHMENT TO APPLICATION FORM C-1

This lot is an oversized lot containing 2.8 acres of land (121,968 sf) with 346.69 feet of frontage on North Street. The existing structure is located at the furthest north-east side of the lot while the majority of the lot was used as a landscaping yard.

The Applicant has obtained relief by way of a Special Permit to change an existing non-conforming use from a landscaper / contractor's yard to a less, detrimental use as a single-family dwelling. A variance and Special Permit have been granted by the ZBA to subdivide the lot for construction of a single-family dwelling and to clarify the side setbacks of the existing single-family dwelling.

North Street is an existing paved way that provides access to the general public and allows access to fire, police and emergency vehicles. The entire frontage of both parcels is paved and maintained by the City.