

Suggested revisions to the Zoning Ordinance giving the Commission of Building power to issue permits in following cases when the building in question was legally constructed before December 26, 1940.

1. Interior alterations in and additions to R.1 and R.2 buildings which are in accordance with the zoning law except as to side yards; provided such addition or alterations do not increase the floor area by more than 25% and do not reduce the yard spaces existing before alterations and provided further that no addition constructed shall have a side yard of less than 3 feet.

2. To rebuild garages or sheds on the rear of lots occupied by R.1 or R.2 buildings when such garages or sheds have burned or become dilapidated even though the lot area so covered exceeds that specified in the zoning ordinance provided the area of the new buildings does not exceed either the permissible lot coverage plus 10% thereof or the area of the old buildings removed, whichever is the greater.

3. To permit an increase in the length of a garage now existing in the rear of R.1 or R.2 building when such building is not long enough for housing a private automobile; when such addition would provide an area in excess of that permitted in the zoning ordinance provided that the length is not increased over 15% and does not decrease any side yard to a width of less than 3 feet; and that no other violation of the zoning ordinance exists upon the premises except deficient side yards.

4. To make alterations of or additions to R.1 and R.2 buildings in M1, M1.6 and M1.7 zones when such alteration and additions comply with the provisions of Section I herein.