To the Board:

Bee Hive Builders Inc. owns the property located at 1 and 3 Naples Road / 0 Marland Road. The property currently has a lot area of 7,390 square feet and is located in zoning district BL-1.0. Construction of a two family dwelling is currently underway, each with a single car garage and off-street parking. A Google Earth view of the vacant property can be seen below.

Figure 1. Location of 1 and 3 Naples Road
Bee Hive Builders is currently constructing a two-family dwelling on the property. We propose converting the two-family into a single family semi-detached dwelling. In BL-1.0, a single-family semi-detached home is allowed by right with a minimum lot area of 5,000 square feet per dwelling unit and, in our case, the proposed single-family semi-detached dwelling would require a lot size of no less than 10,000 square feet. We are short 2,610 square feet.

In RG-5 the minimum lot area per dwelling unit is 3,000. If our property was located just on the other side of Quinsigamond Community College in RG-5, then we would not require a variance for a single-family semi-detached dwelling.

![Figure 2. Naples Road in Relation to RG-5 and RS-7](image)
Up until 2008, 13 Marland Road and the current 1 and 3 Naples Road was one lot under common ownership. In 2008, the lot was divided resulting in the irregular shape lots. At that time, and in order for the property at 13 Marland Road to remain conforming, the lot lines were adjusted so that would allow for 13 Marland Road to have the required frontage of 120’. This resulted in additional square footage to be taken from 1 and 3 Naples Road as can be seen below.

Figure 3. Irregularly shaped Lots at 13 Marland Road and 1 and 3 Naples Road
The lot at 1 and 3 Naples borders Residential Zone RS-7, including the two single family homes across the street from 1 and 3 Naples, at 2 Naples Road and 19 Marland Road. The allowance of a single-family semi-detached duplex would be in keeping with the single-family homeownership of the neighborhood. See Figure 4 below:

Figure 4. Single Family Homes Surrounding 1 and 3 Naples

Blue = Single Family Homes
Green = Multi-Family Homes
Red = Location of 1 and 3 Naples Road

Very truly yours,