

ARTICLE VII  
EXCEPTIONS AND MODIFICATIONS

701. Lot of Record. Where the owner of a lot consisting of one or more lots of official record, at the time of the adoption of this resolution, does not own sufficient land to enable him to conform to the yard or other requirements of this resolution may submit an application to the Board of Zoning Appeals for a variance from the terms of this resolution. Such lot may be used as a building site, provided, however, that the yard and other requirements of the district are complied with as closely as is possible.

702. Adjoining and Vacant Lots of Record. A plat of land consisting of one or more adjacent lots with continuous frontage in single ownership which individually are less than lot widths required by this resolution, such groups of lots shall be considered as a single lot or several lots of minimum permitted size, and the lot or lots in one ownership shall be subjected to the requirements of this resolution.

703. Front Yards. The front yard requirements of this resolution shall not apply to any lot where the average depth of existing front yards on developed lots, located within the same block and zoning district and fronting on the same street as such lot is less than the minimum required front yard depth. In such case, the minimum front yard shall be the average of the existing front yard depths on the developed lots.