



ZONING DATA:
 ZONE: R6
 LOT AREA: 2,890 SF
 EXISTING BLD'G FOOTPRINT: 1,220 SF
 PROPOSED BLD'G FOOTPRINT: 1,282 SF
 LOT COVERAGE ALLOWED: 50%
 LOT COVERAGE PROPOSED:
 1,282 SF / 2,890 SF = 45%
 MAX. BUILDING HEIGHT: 45'-0"
 PROPOSED BLD'G HEIGHT: 32'-8"

PROPERTY IS A NON-CONFORMING LOT

UPPER AREA EXPANSION
 ON SECOND AND THIRD FLOOR IS
 ALLOWABLE BASED ON EXISTING KNEE
 WALLS HIGHER THAN 48" AFF
 (THEREFORE SECT. 14-436 (b) DO NOT APPLY

NEW WORK AT UPPER LEVELS DO NOT EXCEED
 THE LIMITS OF THE EXISTING BUILDING ENVELOPE

BUILDING AREA	
BASEMENT:	1,024 SF
1ST FLOOR:	1,108 SF
2ND FLOOR:	998 SF
OBSERVATION	