

6) Statement of Existing and Intended Use

The existing PROPERTY includes a four-story single-family residence and one-story garage, adjacent to a rear alley, in need of repairs. Due to changes in zoning regulations, the property is currently nonconforming in lot area (§ 401.3), lot width (§ 401.3), lot occupancy (§ 403.2), rear yard (§ 404.1), open court (§ 406.1), and height (§ 2001.3). See below for details of existing nonconforming aspects and no change in the nonconforming aspects with the proposed changes. (NOTE: The PROPERTY has a nonconforming open court, or dogleg, width of 4.5 feet whereas an open court in the R-4 zone is required to have a minimum width of 6 feet. Because the open court is nonconforming, it is counted in lot occupancy percentage.)

- a) Lot Area (Minimum Required: 1800 sq ft)
 - Existing: 1700 sq ft
 - Proposed: 1700 sq ft
- b) Lot Width (Minimum Required: 18 ft)
 - Existing: 17 ft
 - Proposed: 17 ft
- c) Rear Yard (Minimum Depth: 20 ft)
 - Existing: 0 ft
 - Proposed: 0 ft
- d) Lot Occupancy (Maximum Allowed: 60%)
 - Existing: 86.4%
 - Proposed: 86.4%
- e) Open Court (Minimum Required Width: 4 in per ft of height, at least 6 ft)
 - Existing: 4.5 ft
 - Proposed: 4.5 ft
- f) Height (Maximum Allowed: 4 Stories)
 - Existing: 4 stories, 36.16 ft
 - Proposed: 4 stories, 36.16 ft

The intended use for the PROPERTY is a four-story residential flat one-story garage, with the basement separated from the upper floors . Given existing nonconformities, an area variance is being requested under § 2001.3 – extending the existing, nonconforming 4th story at the existing, nonconforming height without adding any overall height. The proposal does not create any additional nonconforming aspects. The proposed alterations include:

- Extend the current fourth floor with balcony
 - o Extension will maintain existing, nonconforming building height of 4 stories, 36.16 ft
 - o No additional windows are proposed on the street side

- o No change in the architectural character is proposed on the street side
 - o Similar materials as the original materials will be used on the street side
- All proposed alterations are made in the same footprint of the existing use of the lot
- The proposal, including extension and balcony, does not change existing lot occupancy
- Existing nonconforming open court/dogleg width, at 4.5 ft, does not change (minimum 6 ft)
- Existing nonconforming rear yard due to a garage, at 0 ft, does not change (minimum 20 ft)
- Existing nonconforming lot width (17 ft) and area (1700 sq ft), does not change (minimum 18 ft, 1800 sq ft)