

(Permit #B1508915) FY16-14-Z

NOTES AND COMPUTATIONS

ADDRESS: **2803 Sherman Ave NW**

LOT(S): **0335**

SQUARE: **2886**

Flat

ZONED: **R-4**

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		1385 Sq. Ft.	N/A
LOT WIDTH	18 Ft		20.5 Ft	N/A
NUMBER OF STORIES		3	3 (Existing 2)	N/A
BUILDING HEIGHT		35 Ft.	30.5 Ft. (Existing 20.8 Ft.)	N/A
LOT OCCUPANCY (%)		831 Sq. Ft. (Max. 60 %)	Existing: 1078.3 Sq. Ft. (77.9%) Proposed: 967.6 Sq. Ft. (69.9%)	134.5 Sq. Ft. 9.7 %
REAR YARD	20 Ft. min.		20.3 Ft.	N/A
SIDE YARD (Northern property line)	8 Ft.		0 Ft.	8 Ft. (Elimination of nonconforming side yard)
SIDE YARD (Southern property line)	N/A		0 Ft.	N/A
PENTHOUSE		NO	YES	Penthouse for a flat in R-4
HEIGHT OF PENTHOUSE		10 Ft.	9.6 Ft.	N/A.
AREA OF PENTHOUSE		30 Sq. Ft.	29.9 Sq. Ft.	N/A