STATEMENT OF EXISTING AND INTENDED USE

The proposed application requests permission to construct 2,076 square feet of additional gross floor area in order to remove the open arcade, extend the storefront windows to the property line, enclose the existing stairs to the below-grade space and cover an additional area of the garage ramp to the below-grade parking structure.

A variance permitting the applicant to construct an additional 2,076 square feet of gross floor area - 1,097 square feet more than the maximum permitted square footage. This would be an increase of .061 FAR above the maximum allowable FAR of 10.0.

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