

**LOT PLAN:**

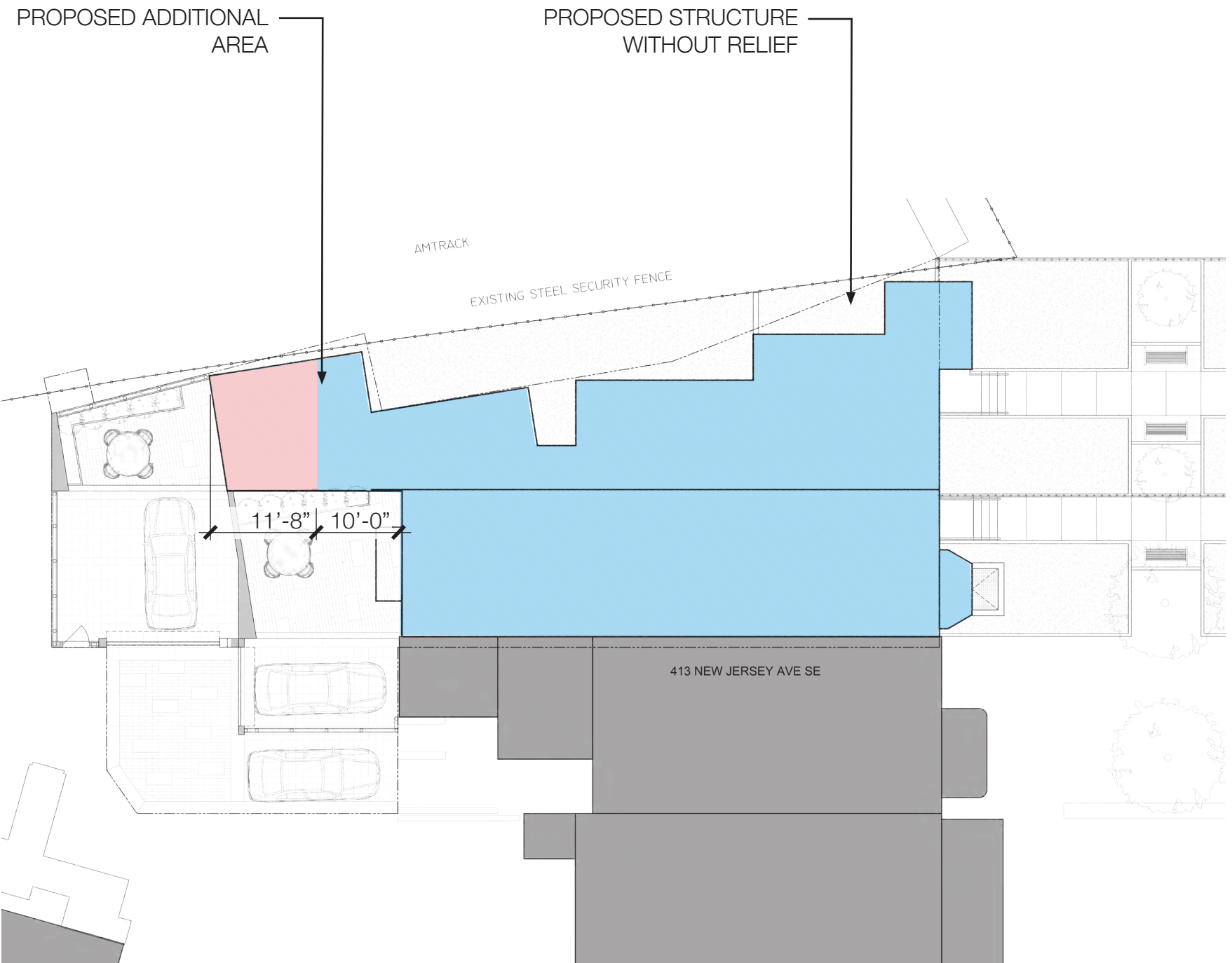
■ WITHOUT RELIEF     
 ■ WITH RELIEF

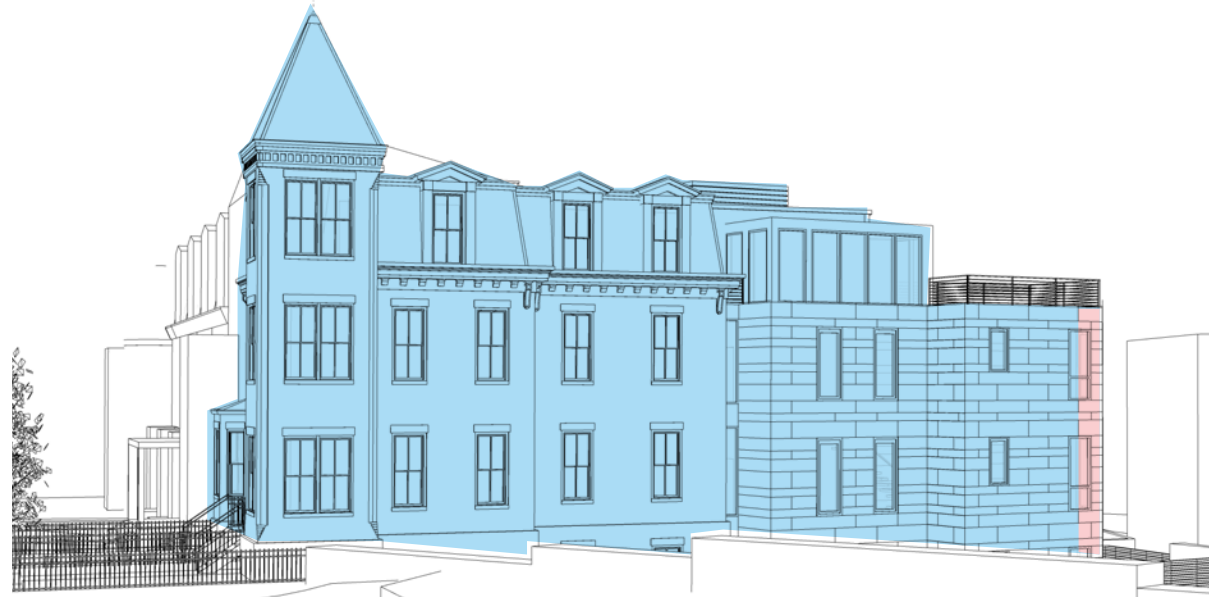
**RELIEF BEING SOUGHT:**

Special exception to 11-E § 205.4 via 205.5  
 To extend the rear wall of the new structure beyond the ten foot limit established by 11'-8"

**JUSTIFICATION:**

1. This extra length provides a more appropriate facade that speaks to both industrial and traditional conditions on the block.
2. Narrow lot requires a longer building to provide appropriate square footage
3. CFA has provided concept approval.
4. Being the northernmost structure makes it impossible to block light to neighbors.
5. Increasing this facade reinforces the impression of a corner condition that is begun by the tower.





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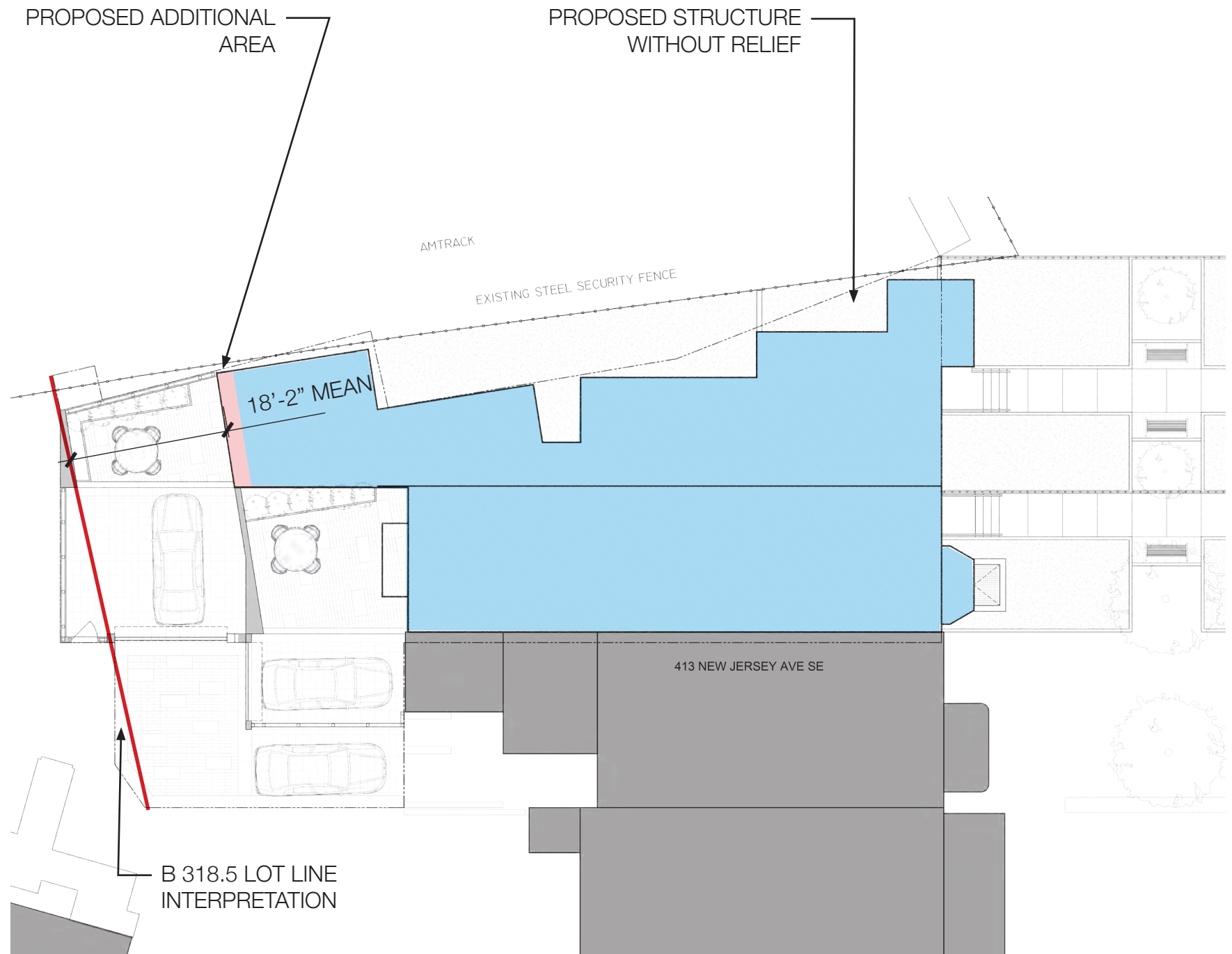
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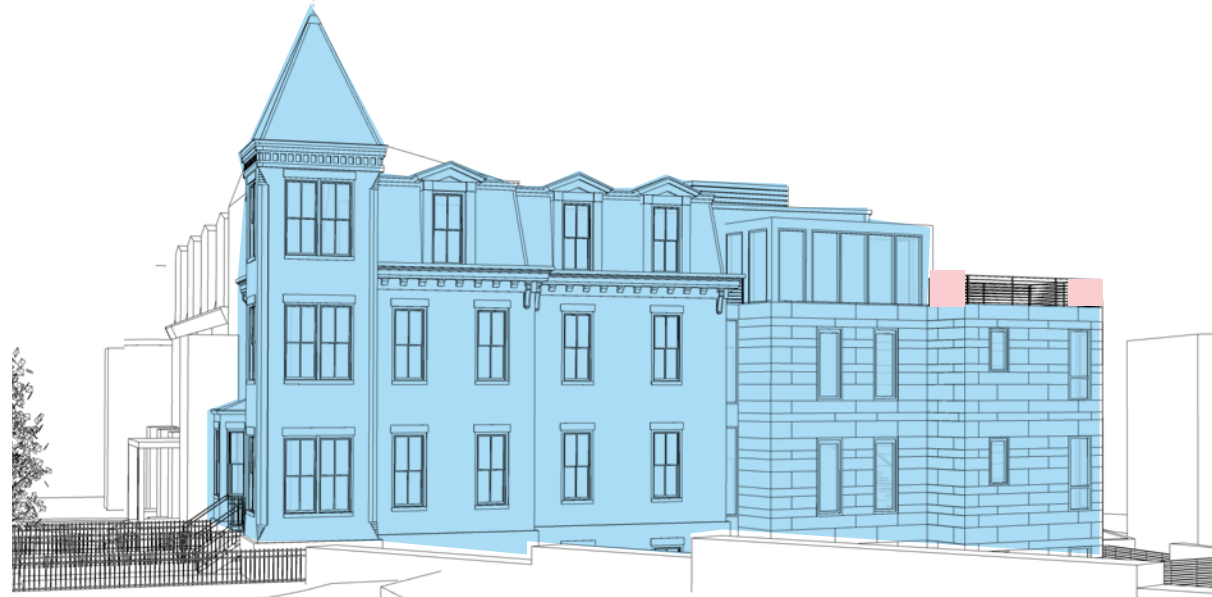
**RELIEF BEING SOUGHT:**

Area Variance to 11-E § 506.1:  
To encroach into the 20' rear yard setback

**JUSTIFICATION:**

1. Rear Lot line changes direction 5 times. Establishing the correct measuring point is complex.
2. This extra length provides a more appropriate facade that speaks to both industrial and traditional conditions on the block.
3. Narrow lot requires a longer building to provide appropriate square footage
4. CFA has provided concept approval.
5. Being the northernmost structure makes it impossible to block light to neighbors.
6. Increasing this facade reinforces the impression of a corner condition that is begun by the tower.





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**RELIEF BEING SOUGHT:**

Relief from Zoning Administrator's guidance on railing setbacks

**JUSTIFICATION:**

1. Roof is open on 4 sides, 3' setback on all sides makes roof deck unusable
2. Deck is below the roofline, and not subject to any other penthouse guidelines
3. Reduces area from 240 sqft to 100 sqft

