

Department of Planning and Development



PETITION #481-18
47 LEWIS STREET

SPECIAL PERMIT/SITE PLAN
APPROVAL TO AMEND
COUNCIL ORDER #176-16 TO
FURTHER EXTEND THE
NONCONFORMING FLOOR
AREA RATIO

OCTOBER 9, 2018



Requested Relief



Special Permits per §7.3.3 of the NZO to:

- Amend Council Order #176-16
- Further extend the nonconforming floor area ratio from .52 to .53, where .48 is the maximum allowed as of right (§3.2.3, §3.2.11, and §7.8.2.C.2)

Criteria to Consider



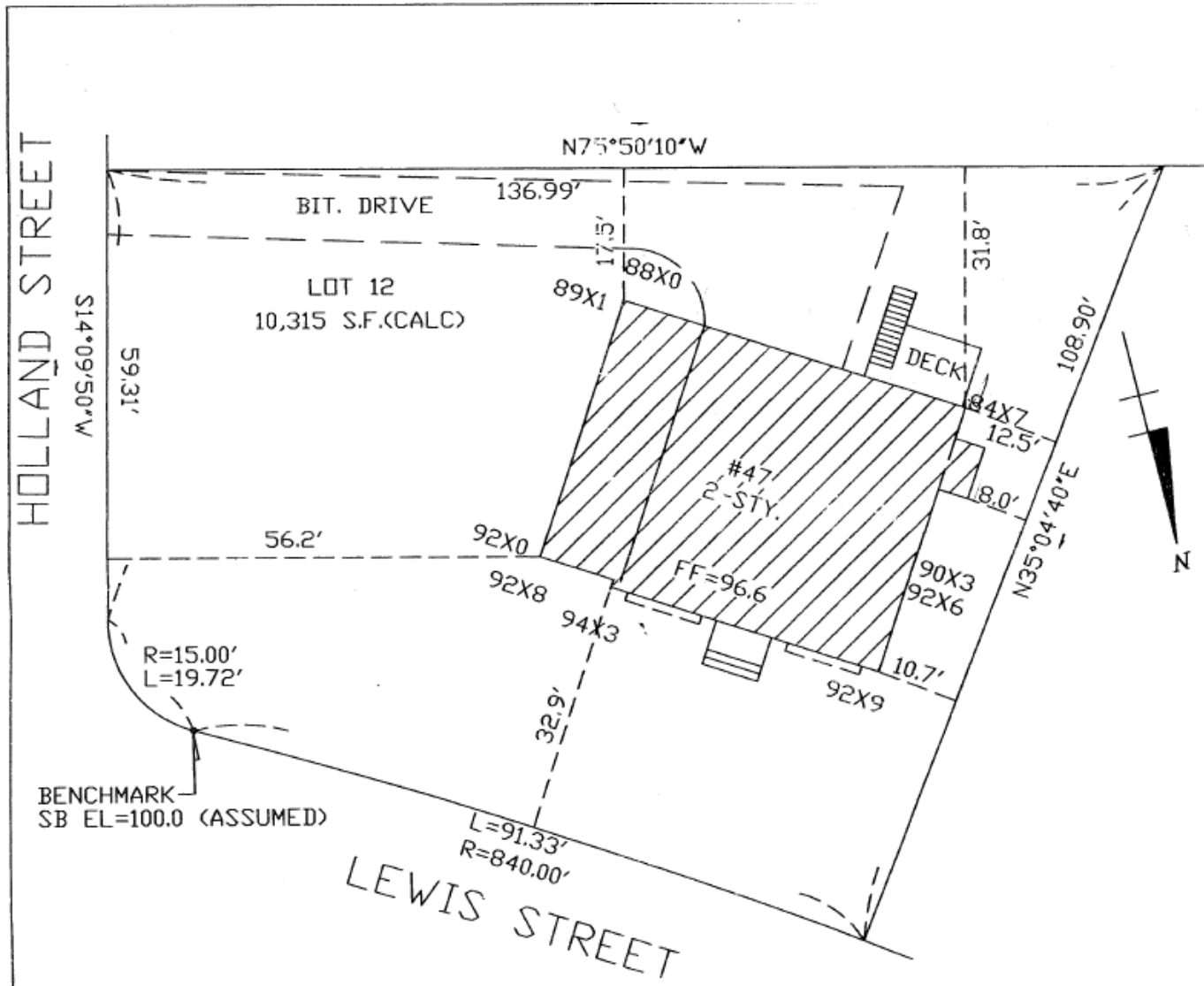
When reviewing this request, the Council should consider whether:

- The proposed extension of the nonconforming FAR is not substantially more detrimental than the existing nonconforming structure is to the neighborhood. (§3.2.3, §3.2.11, and §7.8.2.C.2)
- The proposed increase in nonconforming FAR is consistent with and not in derogation of the size, of the size, scale and design of other structures in the neighborhood. (§3.2.11 and §3.2.3)

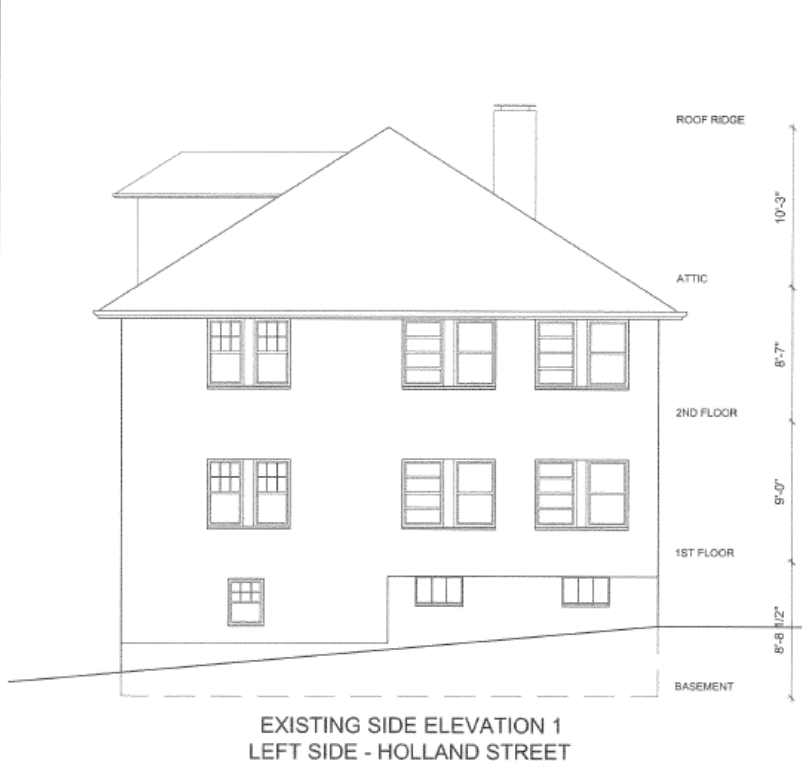
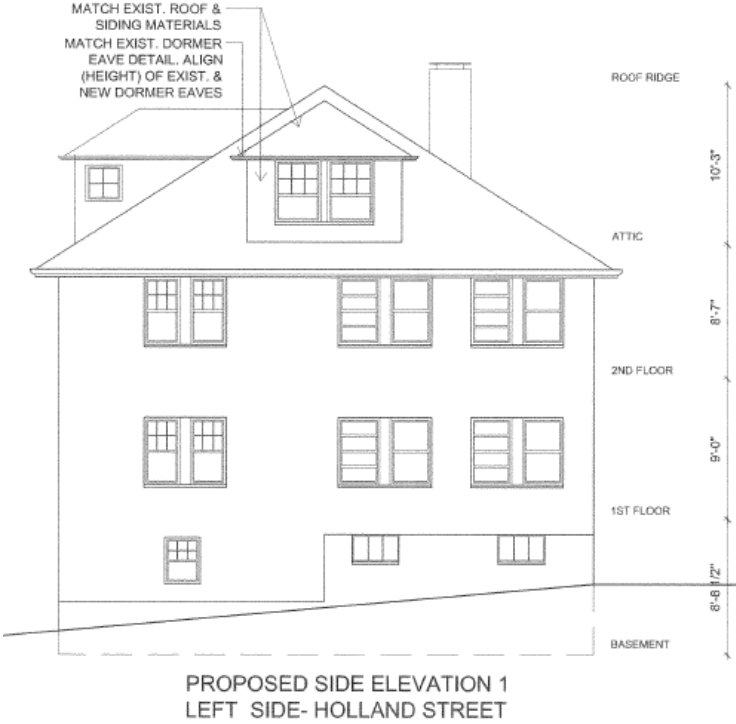
AERIAL/GIS MAP



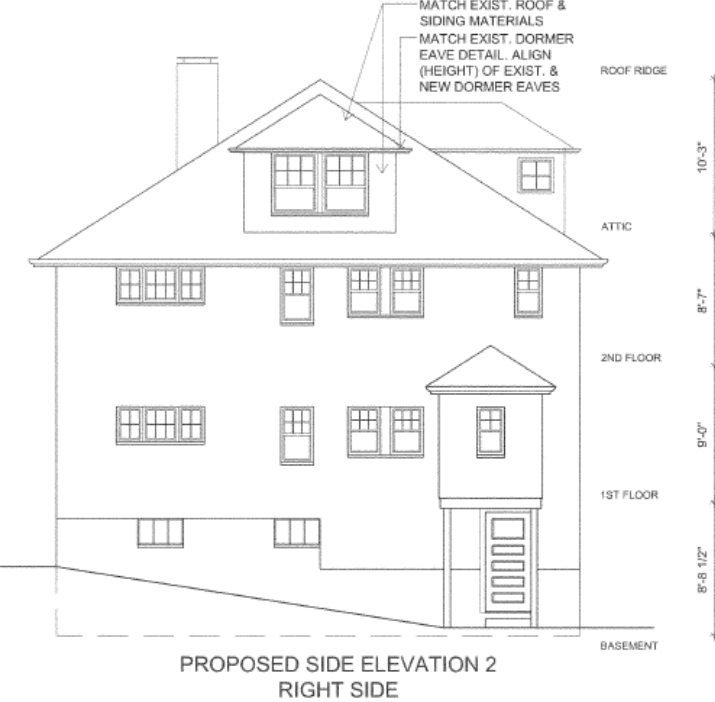
Site Plan



Front Elevations



Right Elevations



Proposed Findings



1. The proposed extension of the nonconforming FAR is not substantially more detrimental than the existing nonconforming structure is to the neighborhood because the increase in square footage is minimal as compared to the previously approved petition. (§3.2.3, §3.2.11, and §7.8.2.C.2)
2. The proposed increase in nonconforming FAR is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood because the proposed dormers are in keeping with the character of the neighborhood. (§3.2.11 and §3.2.3)

Proposed Conditions



1. Plan Reference Condition.
2. Standard Building Permit Condition.
3. Standard CO Condition.