

# Department of Planning and Development



**PETITION #176-16**  
**47 LEWIS STREET**

SPECIAL PERMIT/SITE PLAN  
APPROVAL TO INCREASE THE  
NONCONFORMING NUMBER  
OF STORIES

JUNE 14, 2016



# Requested Relief



Special Permits per §7.3.3 of the NZO to:

- To increase the nonconforming number of stories (§1.5.4.D, §1.5.4.E, §1.5.4.F, §3.2.3 and §7.8.2.C.2)

# Criteria to Consider



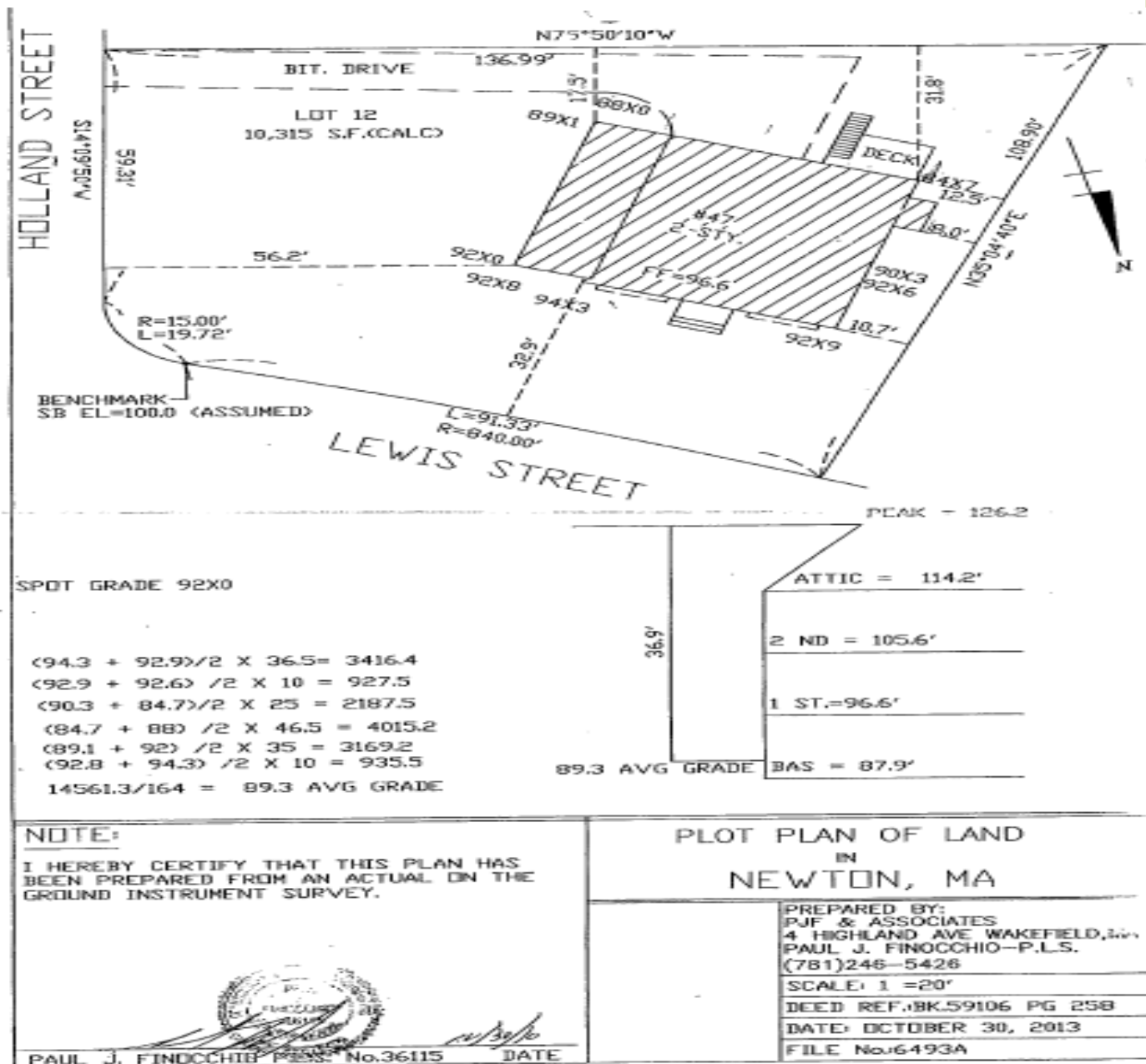
When reviewing this request, the Council should consider whether:

- The proposed increase in number of stories is not substantially more detrimental than the existing nonconforming structure is to the neighborhood. (§3.2.3 and §7.8.2.C.2)

# AERIAL/GIS MAP

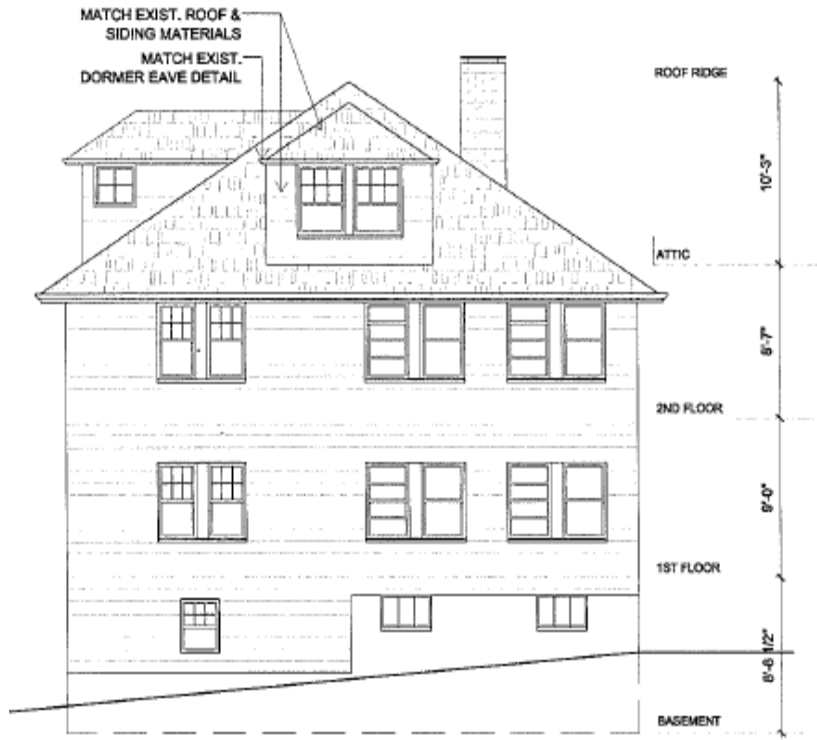


# Site Plan (proposed)

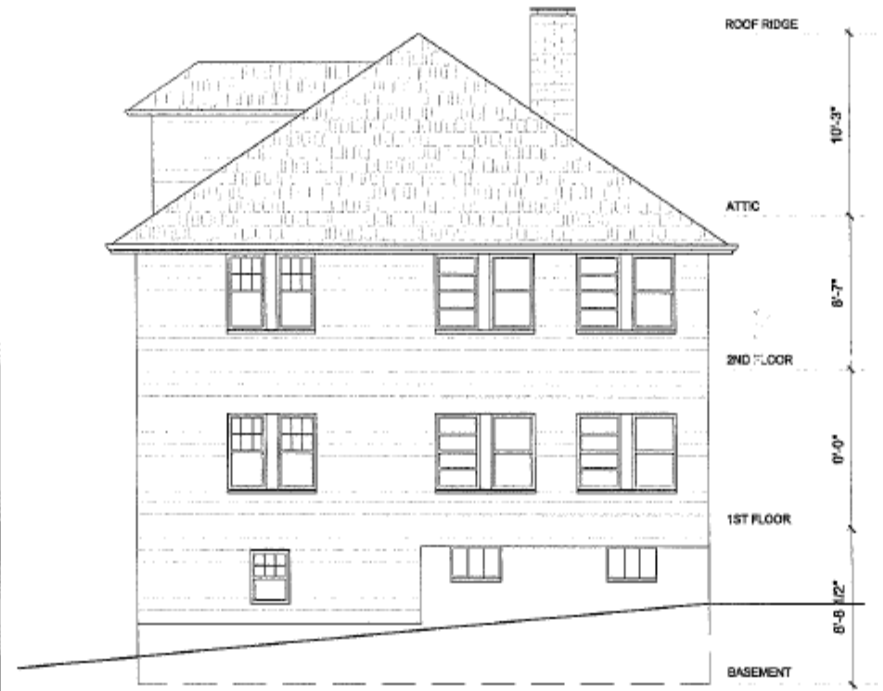




# Existing vs Proposed Left Elevations



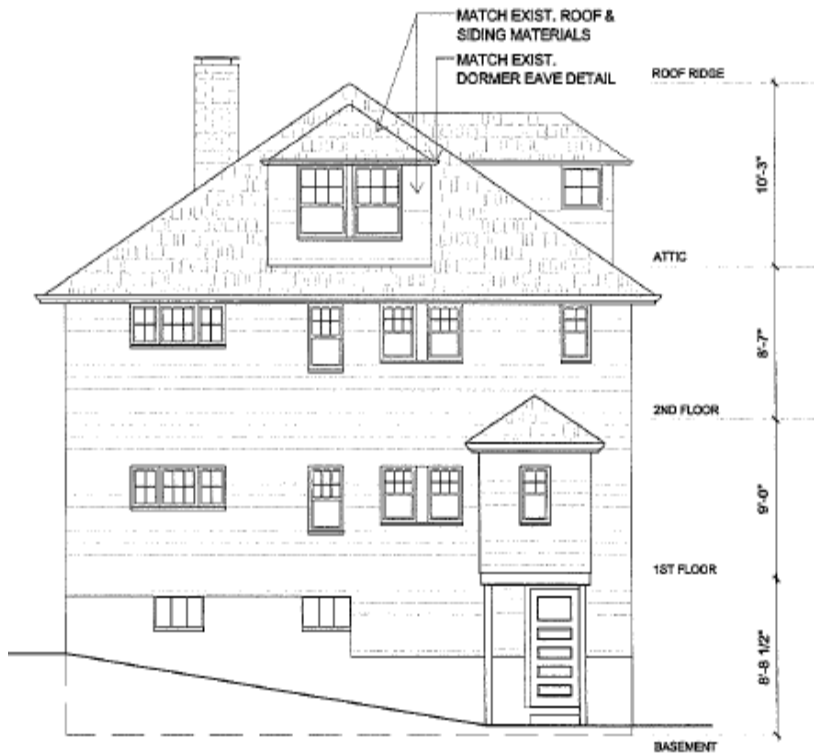
**PROPOSED SIDE ELEVATION 1  
LEFT SIDE- HOLLAND STREET**



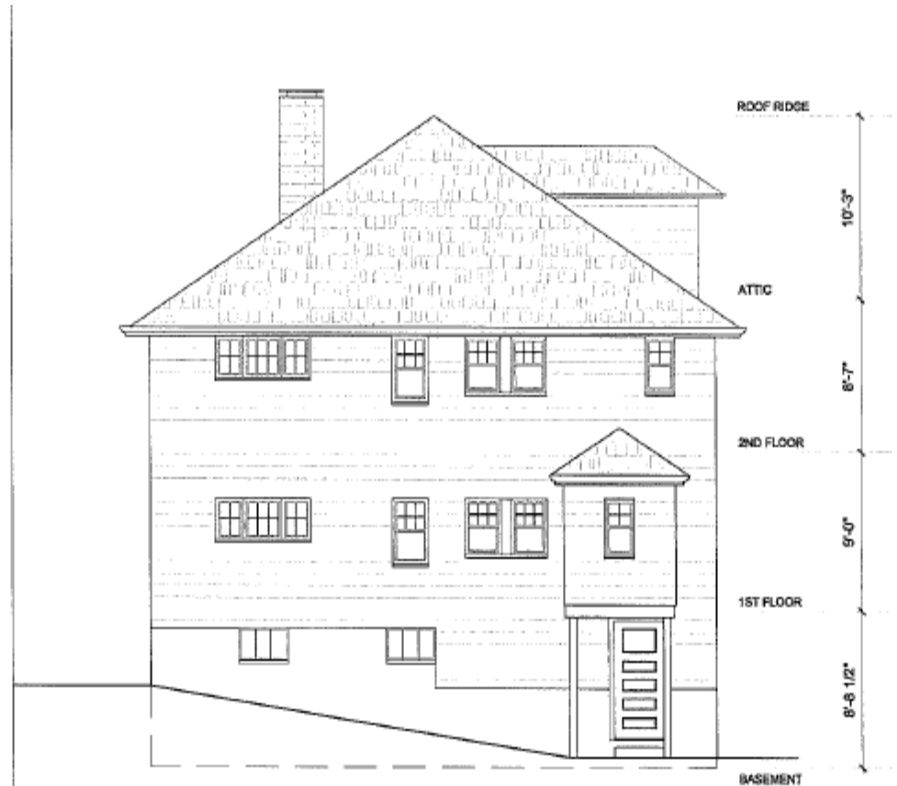
**EXISTING SIDE ELEVATION 1  
LEFT SIDE - HOLLAND STREET**

NOTE: EXISTING FRONT AND REAR ELEVATIONS ARE NOT ALTERED BY NEW CONSTRUCTION.

# Existing vs Proposed Right Elevations



PROPOSED SIDE ELEVATION 2  
RIGHT SIDE



EXISTING SIDE ELEVATION 2  
RIGHT SIDE

NOTE: EXISTING FRONT AND REAR ELEVATIONS ARE NOT ALTERED BY NEW CONSTRUCTION.

# Proposed Findings



3. The proposed increase in the number of non-conforming stories, where 2.5 is the maximum allowed by right, is not substantially more detrimental than the existing nonconforming structure is to the neighborhood because (§1.5.4.D, (§1.5.4.E, §1.5.4.F, §3.2.3 and §7.8.2.C.2):
  - The proposed addition will neither add significant square footage, nor alter the footprint of the building; and
  - The structure will remain in compliance with all other dimensional regulations, including setbacks, FAR, lot coverage, and open space.



# Proposed Conditions



1. Plan Referencing Condition.
2. Standard Building Permit Condition.
3. Standard Final Inspection/Certificate of Occupancy Condition.