



Evaluation of Permit Application Conformance with Westwood Zoning Regulations

Review Conducted by: Nick Finck
Owner of Record: Wulff Building+Additions LLC
Applicant: Joanne Scurato
Address: 2524 W 51st Terrace
Residential Zoning District: R-1(D)
Description of Proposed Project: New SFD

Address		
Zoning District		
	<i>Code</i>	<i>Admin Review</i>
Height (4.3.2.B & H) Story Def. (2.3.645 – 660)	maximum of 2 stories; 35'	2 story, 31'1-1/4" height
Lot Coverage (4.3.2.C) Definition (2.3.405)	shall not exceed 35% of the area of the lot	25.42% lot coverage
Maximum lot width coverage at front yard setback (4.3.2.J)	Based on zoning district	70% for R-1(D) 46.25%
Build-to Line (4.3.2.D)	at least 60% of front façade must be situated on build-to line	41.7%
Maximum eave height above the first floor (4.3.2.J)	Based on zoning district	20' 4-1/8" Max 23'
Architectural relief on vertical surfaces (4.3.2.E)	max. 600 sqft. without incorporating architectural relief	Condition met
Front setback encroachments (4.3.2.G)	no greater than 4'	8' encroachment of open porch
Attached garage setback (4.3.6.F)	entirely behind the front façade of the primary structure	Condition met
Setback – Front yard (4.3.2.J)	Based on zoning district	Condition met except for porch
Setback – Side yard (1st story) (4.3.2.I)	Based on zoning district	Condition met
Setback – Side yard (2nd story) (4.3.2.J)	7'	Condition met
Setback – Back yard (4.3.2.J)	Based on zoning district	Condition met