



Evaluation of Permit Application Conformance with Westwood Zoning Regulations

Review Conducted by: Nick Finck

Owner of Record: Westwood Rentals Inc/Brad Baker

Applicant: David Herron

Address: 4732 State Line Rd. (proposed change to 1903 W 47th Terrace)

Residential Zoning District: Undefined

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'	21' 7-5/8"
Lot Coverage (4.3.2.C) Definition (2.3.405)	shall not exceed 35% of the area of the lot	34.05% lot coverage
Maximum lot width coverage at front yard setback (4.3.2.J)	Based on zoning district	70% for R-1(D) (Most similar) 55.13%
Build-to Line (4.3.2.D)	at least 60% of front façade must be situated on build-to line	18.27%
Maximum eave height above the first floor (4.3.2.J)	Based on zoning district	23' maximum 17' 7-5/8" shown
Architectural relief on vertical surfaces (4.3.2.E)	max. 600 sqft. without incorporating architectural relief	Condition is met
Front setback encroachments (4.3.2.G)	no greater than 4'	Condition is met
Attached garage setback (4.3.6.F)	entirely behind the front façade of the primary structure	Condition is met
Setback – Front yard (4.3.2.J)	Based on zoning district	20' (4.3.3.D.1)
Setback – Side yard (1st story) (4.3.2.I)	Based on zoning district	5' and 15' on street side
Setback – Side yard (2nd story) (4.3.2.J)	7'	N/A
Setback – Back yard (4.3.2.J)	Based on zoning district	15'