



## Evaluation of Permit Application Conformance with Westwood Zoning Regulations

**Review Conducted by:** Joe Kmetz (GBA)

**Owner of Record:** Ackmann

**Applicant:** CDG

**Address:** 2023 W. 48th St.

**Residential Zoning District:** R-1(D)

**Description of Proposed Project:** New Single Family Residence

Address	2023 W. 48th St.	
Zoning District	R-1(D)	
	<i>Code</i>	<i>Admin Review</i>
<a href="#">Height (4.3.2.B &amp; H)</a> <a href="#">Story Def. (2.3.645 – 660)</a>	maximum of 2 stories; 35'	Yes, 2 stories and 33'
<a href="#">Lot Coverage (4.3.2.C)</a> <a href="#">Definition (2.3.405)</a>	shall not exceed 35% of the area of the lot	No, Actual 40% (requires waiver/exception)
<a href="#">Maximum lot width coverage at front yard setback (4.3.2.J)</a>	Based on zoning district	No, Req'd: 70% Actual: 82% (requires waiver/exception)
<a href="#">Build-to Line (4.3.2.D)</a>	at least 60% of front façade must be situated on build-to line	No, Actual: 52% (requires waiver/exception)
<a href="#">Maximum eave height above the first floor (4.3.2.J)</a>	Based on zoning district	Yes, Req'd: 23' Actual: 13'7"
<a href="#">Architectural relief on vertical surfaces (4.3.2.E)</a>	max. 600 sqft. without incorporating architectural relief	Yes
<a href="#">Front setback encroachments (4.3.2.G)</a>	no greater than 4'	No, see front yard setback below
<a href="#">Attached garage setback (4.3.6.F)</a>	entirely behind the front façade of the primary structure	Yes
<a href="#">Setback – Front yard (4.3.2.J)</a>	Based on zoning district	No, Req'd: 35' Actual: 28 ft (requires waiver/exception)
<a href="#">Setback – Side yard (1<sup>st</sup> story) (4.3.2.I)</a>	Based on zoning district	Yes, Req'd: 5'

		Actual: 10' & 6'
<a href="#"><u>Setback – Side yard (2<sup>nd</sup> story)</u></a> <a href="#"><u>(4.3.2.J)</u></a>	7'	Yes Actual: 10' & 6'
<a href="#"><u>Setback – Back yard (4.3.2.J)</u></a>	Based on zoning district	Yes, Req'd: greater of 15' or 20% of depth ( <b>22'</b> ) Actual: 30'