



Evaluation of Permit Application Conformance with Westwood Zoning Regulations

Review Conducted by: Joe Kmetz

Owner of Record: Kamara

Applicant: Wulff

Address: 4810 Belinder Ct

Residential Zoning District: R-1(D)

Description of Proposed Project: New Single Family

Address	4810 Belinder Ct	
Zoning District	R-1(D)	
	<i>Code</i>	<i>Admin Review</i>
Height (4.3.2.B & H) Story Def. (2.3.645 – 660)	maximum of 2 stories; 35'	OK 2 stories
Lot Coverage (4.3.2.C) Definition (2.3.405)	shall not exceed 35% of the area of the lot	OK 3,168/12,029 (26%)
Maximum lot width coverage at front yard setback (4.3.2.J)	Based on zoning district	OK 56/91 (61%)
Build-to Line (4.3.2.D)	at least 60% of front façade must be situated on build-to line	OK 56/77 (73%)
Maximum eave height above the first floor (4.3.2.J)	Based on zoning district	OK 18'8" (Max 23')
Architectural relief on vertical surfaces (4.3.2.E)	max. 600 sqft. without incorporating architectural relief	OK Max 593 sf
Front setback encroachments (4.3.2.G)	no greater than 4'	NO Front porch encroaches 7'2", permitted encroachment but exceeds limit of 4' & Front Mudroom encroaches 1'6", not a permitted encroachment
Attached garage setback (4.3.6.F)	entirely behind the front façade of the primary structure	OK* *Garage is on 35' setback line, but behind entryway bumpout
Setback – Front yard (4.3.2.J)	Based on zoning district	OK 35'
Setback – Side yard (1st story) (4.3.2.I)	Based on zoning district	OK 5'
Setback – Side yard (2nd story) (4.3.2.J)	7'	OK 5'
Setback – Back yard (4.3.2.J)	Based on zoning district	OK 26' (20% of 130)