



Evaluation of Permit Application Conformance with Westwood Zoning Regulations

Review Conducted by: Joe Kmetz

Owner of Record: Akyalcin

Applicant: Akyalcin

Address: 2012 W 47th Terr

Residential Zoning District: R-1(E)

Description of Proposed Project: New Single Family

Address	2012 W 47 th Terr	
Zoning District	R-1(E)	
	<i>Code</i>	<i>Admin Review</i>
Height (4.3.2.B & H) Story Def. (2.3.645 – 660)	maximum of 2 stories; 35'	NO Terrace Level is third level
Lot Coverage (4.3.2.C) Definition (2.3.405)	shall not exceed 35% of the area of the lot	OK 40% for R-1(E)
Maximum lot width coverage at front yard setback (4.3.2.J)	Based on zoning district	OK Less than 80%
Build-to Line (4.3.2.D)	at least 60% of front façade must be situated on build-to line	OK 77%
Maximum eave height above the first floor (4.3.2.J)	Based on zoning district	OK 18' (less than 23')
Architectural relief on vertical surfaces (4.3.2.E)	max. 600 sqft. without incorporating architectural relief	OK Max face 440 sf
Front setback encroachments (4.3.2.G)	no greater than 4'	OK Only open steps
Attached garage setback (4.3.6.F)	entirely behind the front façade of the primary structure	NO Even with first floor
Setback – Front yard (4.3.2.J)	Based on zoning district	OK 20'
Setback – Side yard (1st story) (4.3.2.I)	Based on zoning district	OK 5' (no more than 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 15'