

Location: 1510 E. Northwest Hwy.

Scope of work is to convert one of the five apartments from 4-bedroom, two-story apartment into two 2-bedroom apartments. The current unit layout and size is almost impossible to rent.

Variations:

1. Approval on shortage of the 750 Sf lot area from required 15,000 SF.

Current lot area is 14,250 SF., zoning ordinance requires 2500 SF of lot area per unit. Converted 6 unit building would need $6 \times 2500 = 15000$ SF. My property is 750 SF short of meeting the zoning requirement.

2. Side setback reduction.

Due to safety requirement of having two ways of egress from any apartment unit, I need to build second stairway. The best location to do that is on the West side of the building. Following VoAH Building Department advice, I propose to build enclosed stair way that would serve the purpose of second exit, but may be closer to property lot line than minimum required by zoning ordinance. The new stair enclosure will match the existing building design.

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