

Per the building code, a half-story is up to 33% of the story below, so for a 2-1/2 story building, the 3<sup>rd</sup> floor needs to be 33% or less than the 2<sup>nd</sup> floor. We note that the zoning table on sheet L1 of the architectural drawings does not account for the number of stories proposed. However, the architectural drawings make several references to a proposed 3<sup>rd</sup> floor and the breakdown of floor areas shows that the "loft level" or 3<sup>rd</sup> floor, is 568 SF, while the 2<sup>nd</sup> floor is 1,000 SF, which is 56.8% the floor below. Therefore, the Applicant requires a variance to permit a 3<sup>rd</sup> floor where only a 2-1/2 story building is permitted.