

Per the building code, a half-story is up to 33% of the story below, so for at 2-1/2 story building, the 3rd floor needs to be 33% or less than the 2nd 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 3rd floor and the breakdown of floor areas shows that the "loft level" or 3rd floor, is 568 SF, while the 2nd floor is 1,000 SF, which is 56.8% the floor below. Therefore, the Applicant requires a variance to permit a 3rd floor where only a 2-1/2 story building is permitted.