

19545 Battersea Blvd

- **Variance:** To construct a rear addition with 35.7% lot coverage vs. the 28% maximum lot coverage by building that is permitted. Per Schedule: 1153.05 (c). This property had previously received a variance in 2022 for a lot coverage of 30.8% for a similar addition at a smaller scale, which was never constructed.

Schedule 1153.05		
Minimum Lot Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Minimum lot area	10,000 square feet	6000 square feet (b)
(2) Minimum width at building setback line ^(a)	75 feet	60 feet
(3) Maximum lot coverage by building	28%	28%

^(a) On curved streets, the lot width shall be the arc length of the building setback line.

^(b) Per Dwelling Unit