

## **Project Narrative**

---

Houtchens | Carport

4-8-22

We are proposing to remove an existing semi-detached garage (connected by breezeway) and replace with an open carport.

### **Gross Floor Area**

This project will result in a decrease in GFA after replacing existing garage with a carport.

### **Height Limit**

No change

### **Lot Coverage**

There is a small net increase (+32 SF) after removing the existing garage/overhangs and replacing with a carport.

### **Hardscape**

No increase. There will be a small decrease in hardscape as some existing hardscape area will be converted to Lot Coverage.

### **Trees**

Work to largely take place within the footprint of the existing garage and/or outside of the drip lines of any trees. No trees are to be impacted.

### **Landslide area**

Mapping portal shows site may be within Landslide Hazard area. However, all work to occur largely within footprint of existing garage and/or hardscape area.

### **Drainage**

N/A

### **Survey**

A full survey has been included.

Thank you,



Matthew Mawer