



100 LINCOLN ROAD

DECOPLAGE – PORTE-COCHERE

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RADELL  
FERNANDEZ  
LARKIN  
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING



 LOCATION MAP

100 LINCOLN ROAD

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**REFERENCE ONLY**

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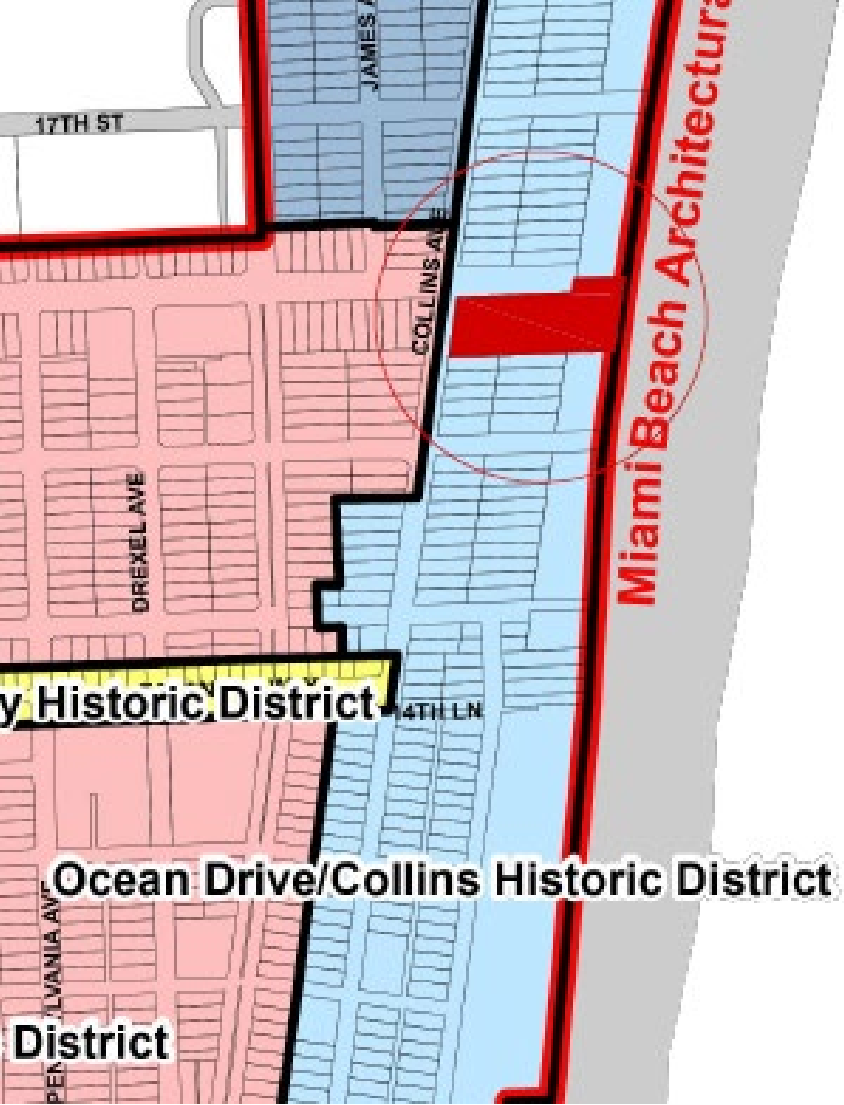
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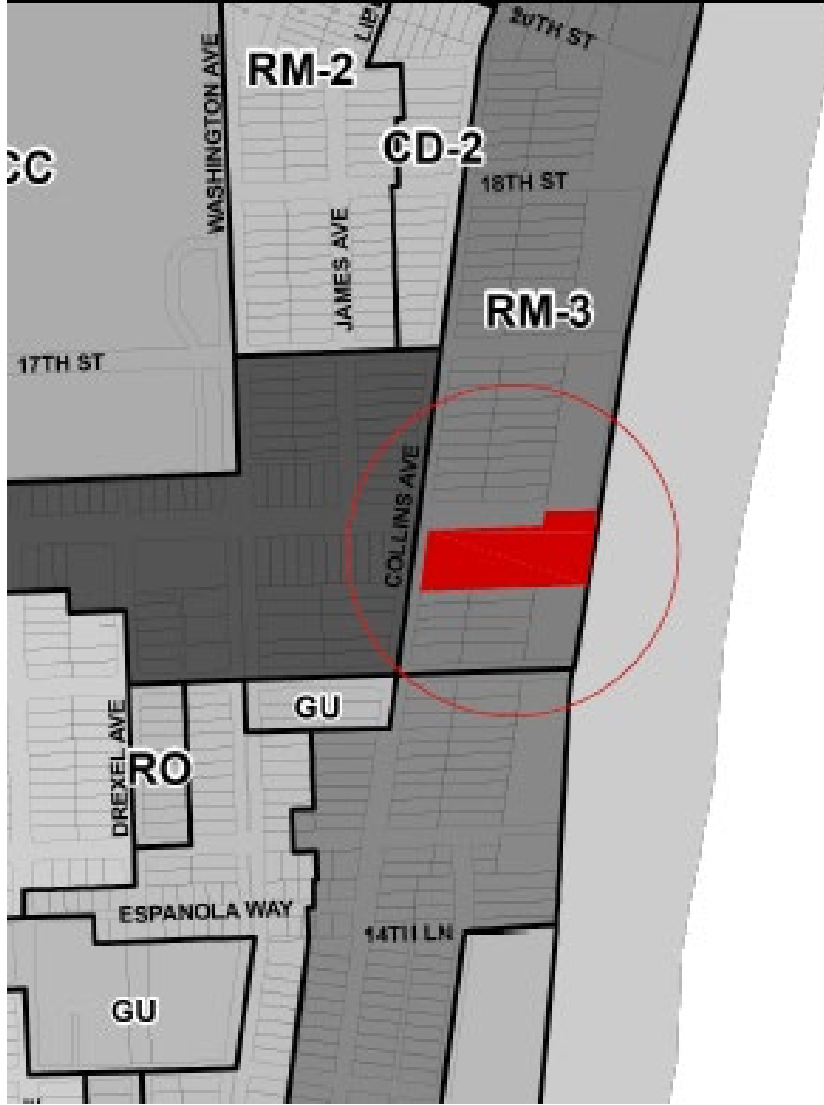
KOBI KARP




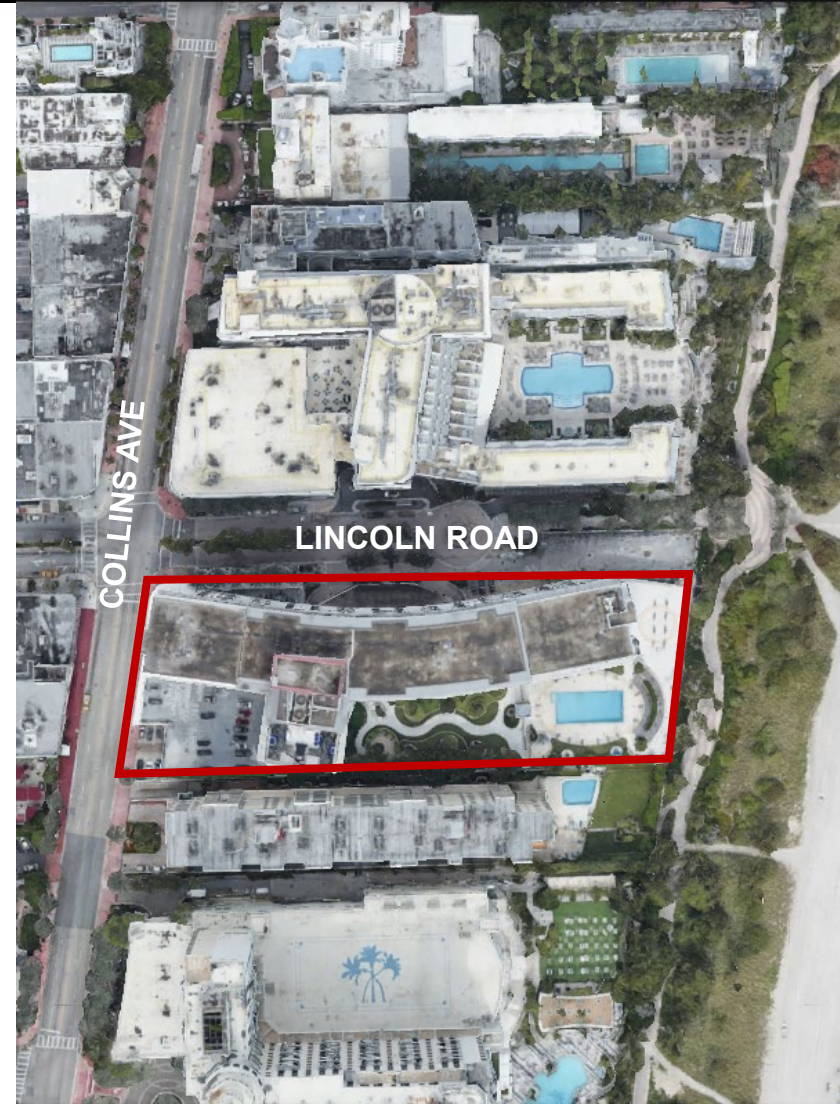
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 HISTORIC DISTRICT MAP



 ZONING DISTRICT MAP



 LOCATION MAP

100 LINCOLN ROAD

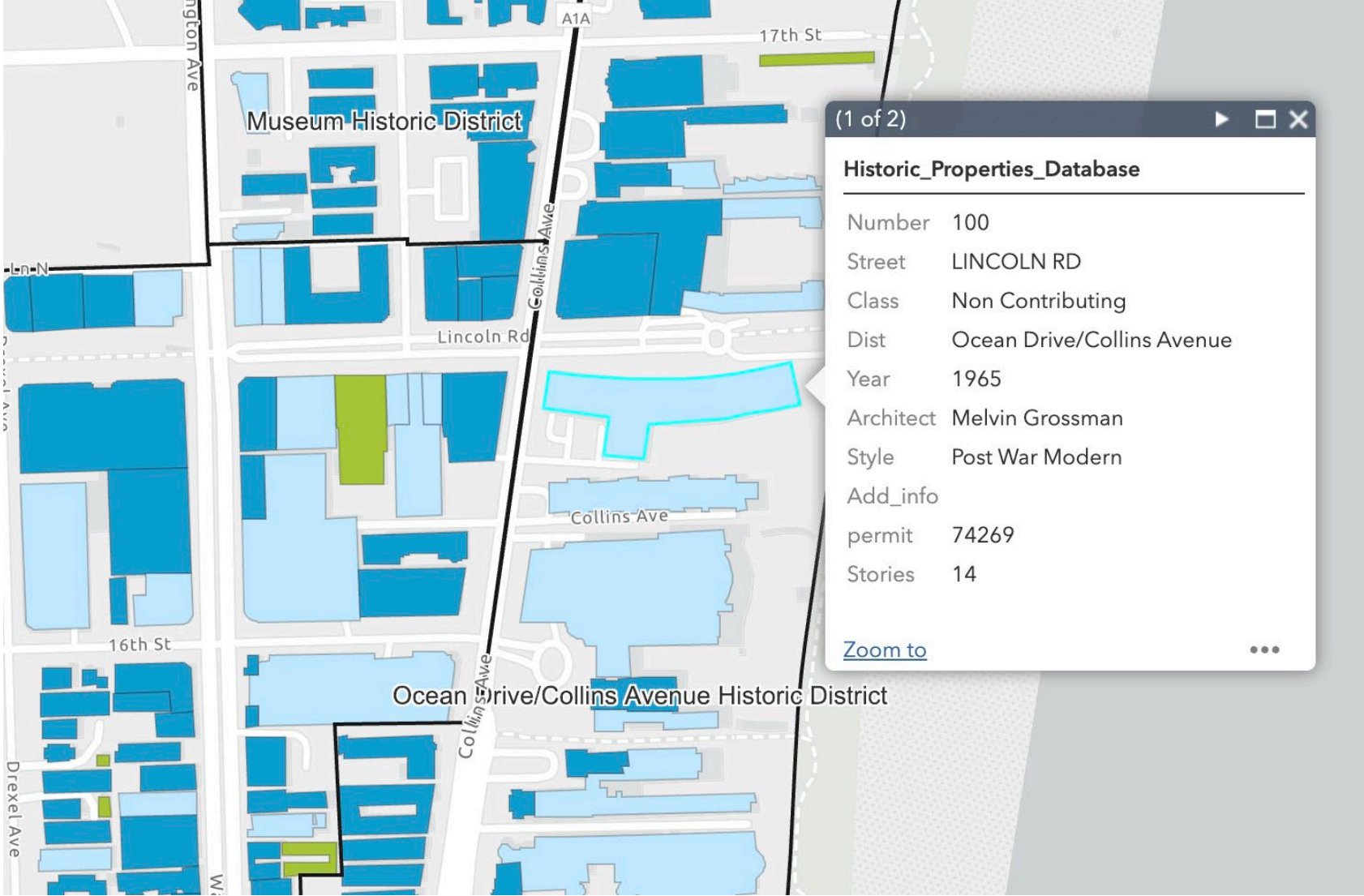
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 HISTORIC DATABASE VIEWER

## REQUEST:

WE RESPECTFULLY REQUEST A CERTIFICATE OF APPROPRIATENESS FOR A REMODELING OF THE EXISTING PORTE COCHÈRE AT THE PROPERTY.

## VARIANCE REQUEST:

1. VARIANCE FROM SECTION 7.5.3.2(N), TO ALLOW FOR THE PORTE COCHÈRE TO EXTEND BEYOND 18-INCHES OF THE SIDEWALK.
2. VARIANCE FROM SECTION 7.5.3.2(N) TO ALLOW FOR A PORTE COCHÈRE THAT ENCOMPASSES 41.2% OF THE BUILDING CORE FRONTAGE.
3. VARIANCE FROM SECTION 7.5.3.2(N) TO ALLOW FOR A HEIGHT OF 22'6", AS MEASURED FROM THE HIGHEST POINT OF THE DRIVEWAY.



PRIOR CONDITION IMAGE

100 LINCOLN ROAD

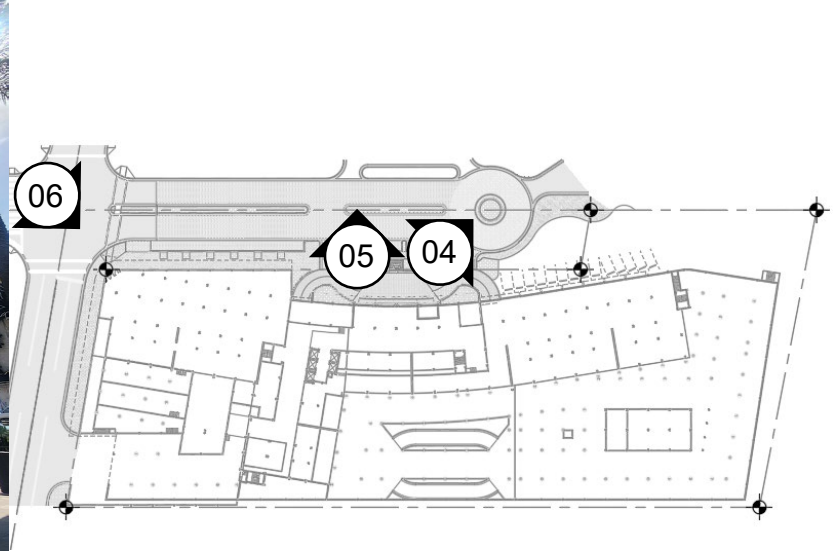
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CONTEXT IMAGES (12-02-2025)

KEY PLAN

100 LINCOLN ROAD

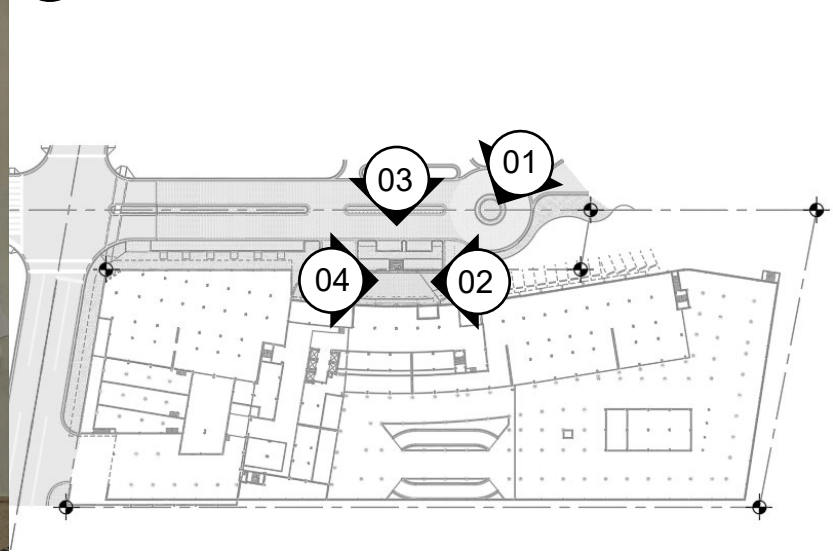
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KEY PLAN

EXISTING CONDITIONS IMAGES (05-22-2025)

100 LINCOLN ROAD

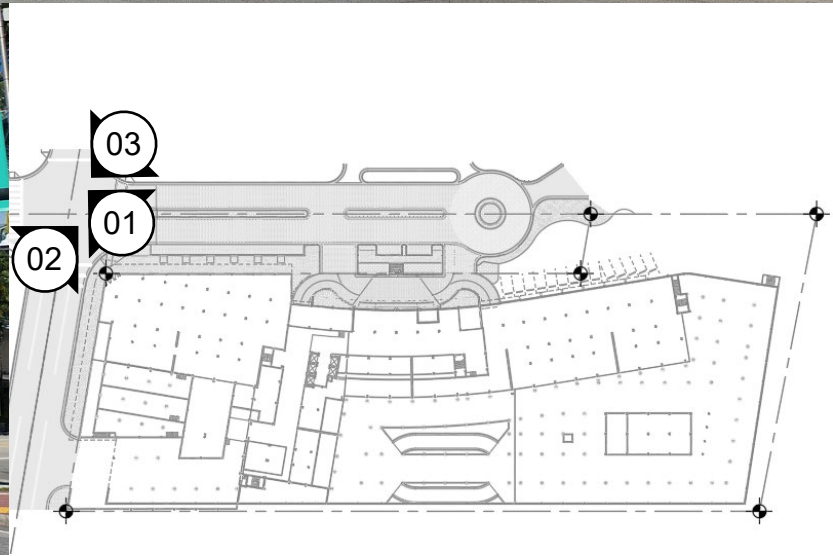
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KEY PLAN

CONTEXT IMAGES (12-02-2025)

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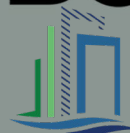
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 <p><b>01</b></p> <p>SHELLOCK SILVER SAM PAVER BY ROADLOCK 8"X12" OR APPVD EQ.</p>	 <p><b>02</b></p> <p>TIMBER TECH CLADDING COLOR WEATHERED TEAK BY AZEK OR APPVD EQ.</p>	 <p><b>03</b></p> <p>CALGARY FLOOR TILE COLOR FOG BY DALTILE 12"X24" OR APPVD EQ.</p>
 <p><b>04</b></p> <p>SW 7105 PAPERWHITE WALL PAINT BY SHERWIN WILLIAMS</p>	 <p><b>05</b></p> <p>CURVED OUTSIDE CORNER PROFILE COLOR BUFFED BRITE STAINLESS STEEL BY FRY REGLET OR APPVD EQ.</p>	 <p><b>06</b></p> <p>LI DRYWALL EDGE F2 LIGHTING SYSTEM BY FRY REGLET OR APPVD EQ.</p>
 <p><b>07</b></p> <p>KEY SLOT COLUMN COVER SYSTEM STAINLESS STEEL STANDARD FINISH: #8 MIRROR BY FRY REGLET OR APPVD EQ.</p>	 <p><b>08</b></p> <p>NEW METAL FRAME GLASS STOREFRONT CLEAR ANODIZED ALUMINUM FINISH</p>	 <p><b>09</b></p> <p>ELEMENT 3" LED ULTRA SHALLOW FIXED DOWNLIGHT BY VISUAL AND COMFORT &amp; COOR OR APPVD EQ.</p>

**MATERIALS LEGEND**

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- CHIH-12
- AEBL-3
- RAKU-3
- SAPA-2
- SERE(S)-1
- PHBM-2
- CFXE-4
- RAKU-8
- COMI-3
- SERE(S)-1
- CFXE-4

- CAMA-26
- NEKQ-142
- CRPE-1
- SERE(S)-2
- THRA-3
- COVG-6
- COFC-3

- CAMA-14
- CAMA-11
- NEKQ-169
- COFC-3
- THRA-3
- COVG-8
- SERE(S)-3
- CRPE-2

- CHIH-50
- DYCA-1
- AEBL-3
- TRDA-3
- SAPA-2

- CFXE-4
- PHBM-55
- RAKU-8
- CFXE-4
- SERE(S)-1

LANDSCAPE

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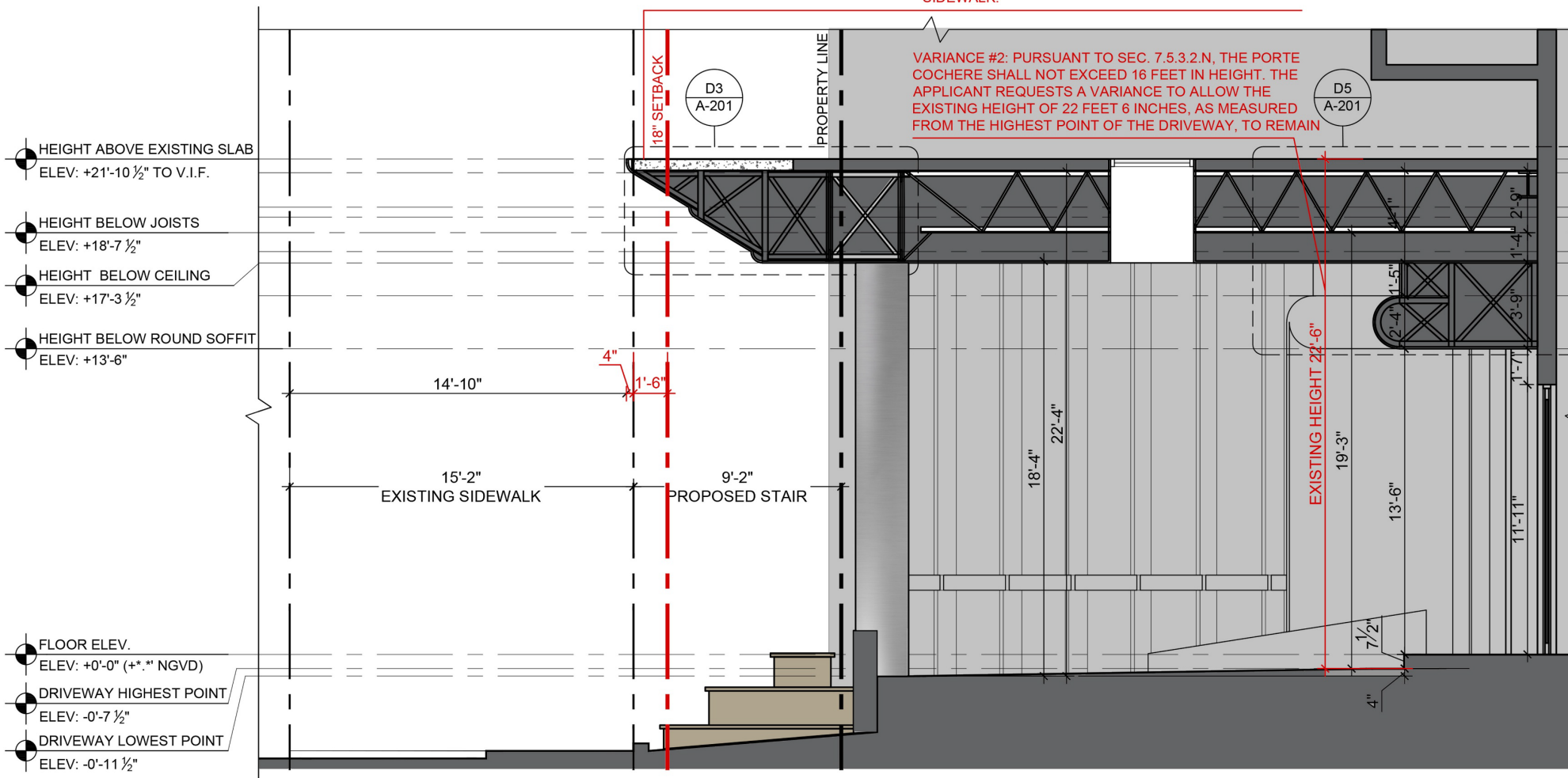
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VARIANCE #1: PURSUANT TO SEC. 7.5.3.2.N, THE PORTE COCHERE MAY EXTEND TO WITHIN 18 INCHES OF THE SIDEWALK. THE APPLICANT REQUESTS A VARIANCE TO EXTEND UP TO 4" BEYOND THE SIDEWALK.

VARIANCE #2: PURSUANT TO SEC. 7.5.3.2.N, THE PORTE COCHERE SHALL NOT EXCEED 16 FEET IN HEIGHT. THE APPLICANT REQUESTS A VARIANCE TO ALLOW THE EXISTING HEIGHT OF 22 FEET 6 INCHES, AS MEASURED FROM THE HIGHEST POINT OF THE DRIVEWAY, TO REMAIN

- EXISTING PORTE COCHÈRE ALREADY EXTENDS PAST THE PROPERTY LINE AND INTO THE PUBLIC REALM.



PROPOSED SECTION – EXTENSION INTO THE SIDEWALK

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