

FINAL FCR PUBLICATION

Common Address(es): 3200-3212 S. Shields Ave.; 335-345 W. 32nd St.;
3201-3213 S. Stewart Ave.

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NARRATIVE AND PLANS

Re: 3200-3212 South Shields Avenue; 335-345 West 32nd Street; 3201-3213 South Stewart Avenue

The Applicant seeks a change in zoning from M1-2 Limited Manufacturing / Business Park District to RM5 Residential Multi-Unit District.

The applicant proposes to construct a residential townhouse development with 12 dwelling units and 24 parking spaces. No commercial space.

Lot Area: (125 feet x 138 feet, 4 inches)	17,291.25 square feet
Floor Area Ratio:	1.45 maximum
Dwelling Units:	12 dwelling units
Minimum Lot Area Per Dwelling Unit:	1420
Off-Street Parking (minimum):	24 parking spaces
North (32nd Street) Setback (entire townhouse development):	5 feet, 0 inches
East (Shields Avenue) Setback (entire townhouse development):	10 feet, 0 inches
South Setback: (entire townhouse development):	3 feet, 0 inches
West (Stewart Avenue) Setback (entire townhouse development):	10 feet, 0 inches
Building Height: (zoning height)	31 feet, 4 inches

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