



Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 6,250 square feet

Proposed Land Use: The subject property consists of two contiguous lots of record. The west parcel (Lot 6) is presently improved with a two-and-half-story multi-unit residential building (at the front) and a two-story residential building (at the rear), while the east parcel (Lot 5) is presently improved with a two-and-half-story multi-unit residential building and a detached garage. The existing improvements are non-conforming under the current Zoning Ordinance. The Applicant is seeking a Zoning Map Amendment in order to raze the existing non-conforming structures and to redevelop the site, in its entirety, with a new four-story (with basement) multi-unit residential building. The new proposed building will feature a total of eight (8) dwelling units, located on and between the Basement thru 4<sup>th</sup> Floors. The programming for the new proposed development calls for the provision of parking for three (3) vehicles within the inferior of the building (Basement), as well as the erection of two (2) detached garages, which -together, will provide enclosed parking for an additional live (5) vehicles. So that the new proposed development will provide off-street parking for a total of eight (8) vehicles. The design for the new development also includes a rooftop deck above the 4<sup>th</sup> Floor, which will be accessed via two small stair enclosures. The new proposed building will measure 47-feet in height (to the underside ceiling of the 4<sup>th</sup> Floor) and will be masonry in construction.

- A) The Project's Floor Area Ratio: 12,376 square feet square feet (2.0 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 8 dwelling units (781.25 square feet per dwelling unit)
- C) The amount of off-street parking: 8 vehicular spaces
- D) Setbacks:
  - a. Front Setback: 7 foot-0 inches
  - b. Rear Setback: 37 feet-8 inches
  - c. Side Setbacks: East: 3 feet-0 inches West: 3 feet-0 inches

*\* The Applicant will seek any additional relief that may be necessary to bring the proposed setbacks and/or rear yard open space into compliance with the current Zoning Ordinance.*

*Building Height: 47 feet-0 inches (underside-ceiling of 4<sup>th</sup> Floor)*

*■ ± VIV J." -J",c- 0- -i:*

< O Pi

<  
O  
S  
>

°  
UJ  
3s  
I-UJ  
4  
X Cm I

2 (LJ  
m ifl < <t «J <^  
*s«« Ilk*

o m

CDuiiO  
z iu rd<<  
Di iQ O  
>,'-h  
oiDz  
l-2 -

N5S zuiiJJ

OO'

■D-'\*

■O-rtt

OS