

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Proposed Land Use: The Applicant is seeking to amend the previously approved Type I Rezoning (App. No. 18339T1 - June 3, 2015), in order to redevelop the subject property with a new three-story (with basement), three-unit, all residential building and a new detached (three-car) garage, pursuant to a new set of plans. The new proposed building will be masonry and glass, in construction, and measure 37 feet -W2 inches in height.

Lot Area: 3,076.30 square feet

(A) The Project's Floor Area Ratio:
4,969.00 square feet (1.6 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit: 1,025 square feet)

C) The amount of off-street parking:
3 parking spaces

(D) Setbacks:

a. Front Setback: 5 feet-0 inches

b. Rear Setback: 36 feet-8⁷/_s inches

c. Side Setbacks:

North: 4 feet-8³/_s inches South: 0 feet-0 inches

**The Applicant will seek Zoning Variations, for setback reductions, should such relief be required and necessary.*

(E) Building Height:
37 feet-9¹/₂ inches

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