



Common Address of Property: 3620-3624 W. Cortland / 1901-1913 N. Monticello

17-13-0303-C (1) SUBSTITUTE Narrative Zoning Analysis and Plans Application # 19282-T1

Subject Property: 3620-3624 W. Cortland /1901-1913 N. Monticello Proposed Zoning: RM-5

9,692 square feet

The Applicant is seeking a zoning change in order to permit a three-story seven (7) unit townhouse building. Onsite garage parking for fourteen (14) cars will be located at the rear of the subject lot. The proposed townhouse units will be masonry in construction and measure 35 feet 8 inches in height.

- a) The Project's Floor Area Ratio: 1.55
- b) The project's density (Lot Area per Dwelling Unit): 1.384.6 square feet
- c) The amount of off-street parking: 14 parking spaces
- d) Setbacks:
  - a. Front Setback: 10 feet
  - b. Rear Setback: 20 feet
  - c. Side Setbacks: North side - 2 feet 8 inches / South side - 5 feet
  - d. Rear Yard Open Space: N/A
- (e) Building Height: 35 feet 8 inches

\*17-10-0207-A

\* 17-13-0303-C(2) - Plans Attached.

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