

Common Address of Property: 1239 N Wood St.

Substitute NARRATIVE and PLANS 1239 N Wood St
RS3 to RM5.5

Applicant proposes to add a 4th floor to the existing building to add an enclosed 1200 sq. ft. greenhouse and add 2 more parking spaces for a total of 6 indoor parking spaces. The height of the building will be 55 ft! There will be a total of three residential dwelling units.

	Zoning
	RM5.5
FAR	2.5
Lot Area	14,459 s.f.
Lot Area per Unit	4,819 s.f.
Buildable Area	36,147 sq. ft.
No. of Units	3
Bldg Height	55'
Front Setback*	9.90'
Rear Setback*	0'
North Side Setback	17.20'
South Side Setback	1.7'
Parking	6 Spaces
Rear Open Space	4650 sq. ft.

*Applicant will seek zoning variations or administrative adjustments for all setbacks as required.

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Elevator Shaft Section

SCALE: 1/8" = 1'