

3914 North Hermitage Avenue

Final for Publication

SUBSTITUTE NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT 3914

North Hermitage Avenue

RT-4 Residential Two-Flat, Townhouse and Multi-Use District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a RT-4 Residential Two-Flat, Townhouse and Multi-Use District to allow for the renovation of the interior of an existing building to allow for an additional dwelling unit in the basement for a total of 3 residential dwelling units and 3 parking spaces with a roof top deck on a new detached 3 car garage. The height will ofthe building is existing at 33'9". There will be no commercial space

	RT-4	PROPOSED
Lot Area	3,067.20 square feet	3,067.50 square feet
MLA	1,000 per DU	1,022.50 perDU
Parking	3 parking spaces	3 parking spaces
Rear Setback	37'6"	55.30 feet (existing)
South Setback	0feet	.50 foot (existing)
North Setback	2.45 feet	2.28 feet (existing)
Front Setback	7.54 feet	12.48 feet (existing)
FAR	1.20	1.0
Open Space	200 square feet	500 square feet
Building Square Footage	3,678.75 square feet (maximum)	3,343 square feet (existing)
Building Height	38 feet	33'9" feet (Existing)

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