

to those of a BI-5 Neighborhood Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

NARRATIVE-2234-2240 w. Lawrence/4802 N Bell Avenue

BI-1 toBI-5

In order to allow for the construction of a 5 story mixed-use building to be designed with 14 residential dwelling units and one, 2,549 square foot commercial space on the first floor with 19 parking spaces including one handicapped parking space and one loading berth. The height of the building will be 60 feet - 5 inches.

FAR	3.1
Lot Area	10,190 square feet
Building Area	31,828 square feet
Building Height	60 feet - 5 inches
Front-Setback	Zero*
Rear Setback (2 nd -5 th floors)	30 feet- 0 inches
Rear Setback at 1 st floor	2 feet - 0 inches
West side Setback	1 1/8 inch
East side Setback	1 1/8 inch
Parking	19 parking spaces including one handicapped parking space

*Will seek variations for setbacks and other requirements that do not comply with the zoning code.

TM* *FOR* PU3UcmN

4*

3t

O o

P -J

O
CM