

Common Address of Property: 4040-4048 West Armitage Avenue

**NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING
AMENDMENT - 4040-4048 WEST ARMITAGE AVENUE**

The current zoning of the parcel is B1-1 Neighborhood Shopping District. The zoning amendment is required to change the zoning of the parcel to B3-2 Community District. The zoning change is needed to change the use of the property from its current use of Cultural Exhibits & Libraries to becoming a Banquet and Meeting Hall in an existing 1 & 2 story mixed use building, including residential, retail & cultural center uses.

Lot Area: FAR:

Building Area: Density/Dwelling Unit: Off Street Parking Spaces: Front Setback: (Existing)

Rear Setback: (Existing) Sideyard (East): (Existing) Sideyard (West): (Existing) Rear Yard

Open Space: Building Height:

12,500 sq. ft. 1.04

12,982 sq.ft. 2 existing

-0- spaces* (existing) 0' - 0" 0' - 0". 0' - 0" 0' -.0"

(None required) 25 ft. (existing)

Note 1: The applicant is seeking a Variation and Special Use to reduce the additional required parking or provide accessory off-site parking to serve the proposed use.

Note 2: The applicant shall seek variation relief for having a Public Place of Amusement License within 125 feet of an RS-3 Residential Zoning Classification District.

ARMITAGE AVENUE

FIRST FLOOR PLAN

SCALE: 1"=1'-0"