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SUBSTITUTE
Type 1 Zoning Narrative and
Plans for
3431-3445 West Montrose Avenue B2-5 to B2-5

The applicant proposes to rezone the subject property from B2-5 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Use District. The purpose of the zoning amendment is to permit the applicant to construct a four-story building with 48 dwelling units.

The following is the bulk table for the development which is in accordance with the plans that are attached hereto.

Lot Area	16,416 square feet
FAR	2.80
Total Units	48 dwelling units
Minimum Lot Area Per Dwelling	340 square feet
Total Floor Area	46,000 square feet
Building Height	56 feet
Front Setback	0 feet
Rear Setback	38 feet 3 inches
East Side Setback	0 feet
West Side Setback	12 feet 2 1/4 inches for the building 10 feet 11 inches for the rear trash enclosure
Parking	22 parking spaces (all dwelling units are Government Subsidized) (all dwelling units are Government Subsidized) • 32 dwelling units under 600 square feet • 16 dwelling units under 600 square feet

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