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**SUBSTITUTE NARRATIVE AND PLANS Application #
19365T1**

- 1) Property Address: 617 West 18th Street
- 2) Project Description: The subject property will be developed with a new 4-story mixed use building containing an art gallery within the lower and ground levels and two (2) dwelling units located within second - fourth levels.
- 3) Zoning Amendment: RT4 Residential Two-Unit, Townhouse & Multi-Unit District to a B3-3 Community Shopping District
- 4) Lot Size: 25 feet x 101.50 feet = 2,537.50 square feet
- 5) Total square footage of proposed building: 5,994 square feet
- 6) FAR: 2.36
- 7) Minimum Lot Area (MLA): 2 dwelling units (1,268 per dwelling unit)
- 8) Height: 50 feet
- 9) Front setback: 0 feet-6 inches
- 10) Rear setback: 31 feet
- 11) West side setback: 3 feet
- 12) East side setback: 2 feet

13) Parking spaces: 2

14) Bicycle parking spaces: 0

15) Loading berth: 0

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18th STREET
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25' - 0"

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OVERALL BUILDING DIMENSION

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