

Common Address of Property: 1162 North Milwaukee Avenue
SUBT U I E NARRATIVE & PLANS

1162 North Milwaukee Avenue - B3-2 to B2-3

The applicant wishes to rezone the property in order to establish a transit-served location to allow the construction of a proposed 4-story, 14 dwelling unit (6 efficiency dwelling units, 8 dwelling units) mixed-use building with 1 ground floor commercial space and basement. The applicant will seek relief, as necessary, for any non-conforming conditions at the subject property.

FAR	3.59***
Lot Area	3,284.74 Square Feet
Minimum Lot Area Per Efficiency	200 Square Feet****
Minimum Lot Area Per Unit	300 Square Feet *
Building Area	11,775 Square Feet
Building Height	51 Feet 9!4 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	5 Feet 0 Inches*****
North side Setback	0 Feet 11% Inches
South side Setback	0 Feet 0 Inches
Parking	0 Parking Spaces **

* The applicant will seek to establish a transit-served location in order to reduce the required MLA under 17-3-0402-B

** The applicant will seek to establish a transit-served location in order to waive 100% of the required on-site parking.

*** The applicant will seek to establish a transit-served location in order to increase the FAR requirement from 3.0 to 3.585

****The applicant is looking to increase the number of efficiency units from 20% to 43% *****The applicant will seek relief as necessaiy for the reduced rear setback

Publication

Final for Publication