



Common Address of Property:

**fiUAL FOR Pi/PM-v**

**PROJECT NARRATIVE AND PLANS**

**TYPE 1 ZONING AMENDMENT 2243 West**

**23<sup>rd</sup> Place**

The Applicant seeks to rezone from RS3 Residential Single-Unit (Detached House) District to a RM5 Residential Multi-Unit District-To comply with the bulk and density to allow the conversion from a 6 DU to 7 DU residential building with a third floor addition to the existing 2.5 story building. This will allow the owner to maintain affordable rents, rehabilitate the empty building which is in poor condition, and make one of the dwelling units an accessible unit by adding a ramp. 2 parking spaces will be provided. The height of the building will remain existing at 32.88 feet. No commercial space will be provided.

Lot Area.	3,101.5 SF
Density MLA (Lot area per unit)	443.07 sq.ft. (7 DU's)
Off Street Parking	2 (existing)
Rear Setback	37.20 feet (existing)
Side Setback (East)	3.74 feet (existing)
Side Setback (West)	0.06 feet (existing)
Front Setback	4.20 feet (existing)
Building SF	4,725 SF
FAR	1.52
Building Height	32.88 feet (existing)

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