

The Applicant requests a zoning change for the property located at 931 West 19th Street from the M1-2 Limited Manufacturing/Business Park District to the C3-5 Commercial, Manufacturing and Employment District in order to utilize the existing building for uses permitted in the C3 District, including: office, restaurant greater than 4,000 s.f. in size with an outdoor patio, food manufacturing (i.e. microbrewery), accessory uses and 18 parking spaces (existing). Approximately 17,000 sq.ft. of commercial (non-office) uses are proposed. The building is 5 stories (plus basement) and is 67'-1" tall. No changes to the exterior of the building are proposed. No residential dwelling units are permitted.

Lot Area	38,341.95 square feet
Floor Area Ratio	2.64 (existing 5-story building)
Building Area (for FAR calculation only)	Approximately 101,341 square feet (existing)
Number of Dwelling Units	0
Off-Street Parking	18 parking spaces.
Setbacks:	Existing building
Front (north)	0.0 feet
Side (east)	0.0 feet
Side (west)	7.91 feet
Rear (south)	100.85 feet (to W. 19 th Place)
Building Height	67'-1" (existing)

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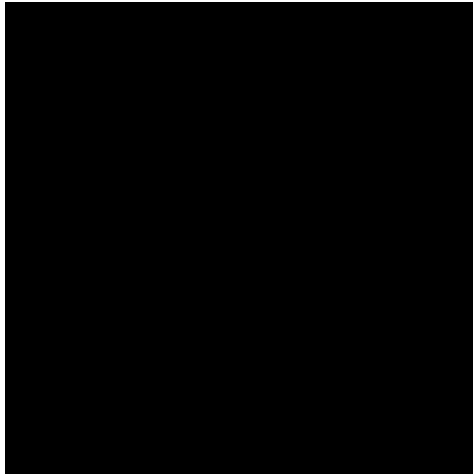
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