

Common Address of Property: 1746-56 West 38th Street

Narrative

1746-1756 W. 38th Street Zoning
Amendment

Type 1 Rezoning Supplemental Submittal Project Description:

The applicant seeks to rezone the above mentioned property from zoning district RS-3 to RM-4.5. The applicant seeks a zoning change to raise FAR, and to allow for the construction of six new two story townhouses.

Proposed Use:

Residential Townhouses

Project Density:

6 units, 1,503 square feet per dwelling unit

Private Yard:

203 square feet

Floor area ratio:

1.38

Lot Area = 9,021.6 square feet Building Area =12,437
square feet

Off street parking provided:

6 parking spaces

Setbacks:

South: 12 feet, 6 inches, North: 18 feet, 2 inches, East: 0 feet, West: 5 feet

Building Height:

30 feet, 1 inch

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