

TO REZONE THE PROPERTY TO BRING THE BUILDING SIZE AND UNIT CONFIGURATION INTO COMPLIANCE BY LEGALIZING THE TWO NON-CONFORMING RESIDENTIAL UNITS. NO CHANGES TO THE ENVELOPE OF THE BUILDING ARE PLANNED.

- (A) FLOOR AREA RATIO: 2.89. TOTAL FLOOR AREA IS 16,964 SQUARE FEET
- (B) MINIMUM LOT AREA: 490 SQUARE, FEET PER DWELLING UNIT
- (C) THE AMOUNT OF OFF-STREET PARKING: 6. APPLICANT IS SEEKING A PARKING REDUCTION BASED ON ITS STANDING AS A TRANSIT SERVED LOCATION
- (D) SETBACKS:
 - 1. FRONT SETBACK: 0 FEET, 0 INCHES (EXISTING)
 - 2. REAR SETBACK: 38 FEET, 1 INCH (EXISTING)
 - 3. SIDE SETBACKS: 0 FEET, 0 INCHES (SOUTH) AND 0 FEET, 0 INCHES (NORTH) (EXISTING).
- D. BUILDING HEIGHT: 49 FEET, 3 INCHES (EXISTING)
- E. THE NUMBER OF OFF-STREET LOADING BERTHS: 0.

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