

5954-5960 West Lawrence Avenue

NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1 REZONING

AT
5964-5960 W. Lawrence Ave. 45^b Ward

The Applicant requests a zoning change from the existing Bl-2 to that of B3-1 (Type 1) to bring the property into zoning compliance and allow the operation of a coin operated laundromat. The existing 1-story building will be preserved to accommodate approximately 5,000 sqft of a coin operated laundry with approximately 51 washers and 70 dryers with seating area and vending machines. The business will operate 7 days a week from 7am - 10pm with an attendant on site. The building height of 13.82' to remain unchanged; The lot size is 13,390sqft, with the existing 1 story brick building of 7,215sqft and there are 11 parking spaces in the rear of the building.

This establishment is described as:

ZONING: B3-1

LOT AREA: 13,390 sqft (per plat of survey)

- A. MINIMUM LOT AREA PER DWELLING UNIT: ZERO
- B. FLOOR AREA RATIO: 0.53 BASEMENT AREA (not count);
ZERO FLOOR AREA; 5,000 sqft
TOTAL FLOOR AREA; 7,215 sqft

C.OFF-STREET PARKING: 11

D. SETBACKS

FRONT SETBACK: ZERO (existing building) REAR SETBACK: 57.9 FT
SIDE SETBACK EAST: ZERO (existing building) SIDE SETBACK WEST:
ZERO (existing building)

E.BUILDING HEIGHT: 13.82 ft

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