

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District Lot Area: 7,750 square feet

4626 Ashland LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 4624-28 North Ashland Avenue from the RS-3 Residential Single-Unit District to the RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District in order to increase the maximum permitted floor area ratio from 0.90 to 1.2 for the existing three-story multi-family residential building. The requested change will bring the property into conformance with regard to the existing floor area and will enable proposed interior and exterior renovations.

The site is bounded by an existing multi-unit residential building on the north, North Ashland Avenue on the east, an existing multi-unit residential building on the south, and a 20'-wide public alley on the west. The subject property consists of approximately 7,750 square feet of site area and is improved with an approximately 100-year-old, three-story multi-unit residential building and a brick garage at the rear of the property. The building contains six existing dwelling units. The subject property is located in the North ADU Pilot Zone and a conversion dwelling unit will be added pursuant to an approval issued under the Additional Dwelling Unit Ordinance, resulting in a total of seven dwelling units at the property. If the additional unit is denied under the Additional Dwelling Unit Ordinance for any reason, the added dwelling unit will be allowed as of right and will comply with parking relief as per section 17-13-0101-B.

The Applicant proposes to renovate the interior and limited elements of the exterior of the building to upgrade the aging and substandard residential units. Specifically, the rear of the building includes an enclosed porch on each of the three floors, which the Applicant proposes to reconstruct and reconfigure in order to incorporate additional useable area into the living space of the dwelling units. The proposed renovation and reconfiguration will result in create larger, more modern and efficient residential floor plans. The Applicant further proposes to add a seventh dwelling unit, which may be done as of right within the RT-4 District. Pursuant to Section 17-10-0101-B.2 of the Zoning Code, no parking increase is required for the addition of a single unit to this approximately 100-year-old building. The exterior building footprint will remain substantially unchanged. The overall proposed FAR is 1.19. The property includes five off-street vehicular parking spaces and 12 bicycle parking spaces.

NARRATIVE ZONING ANALYSIS

- a) Floor Area and Floor Area Ratio:
 - Lot Area: 7,750 square feet
 - Total Building Area: 9,282 square feet
 - FAR: 1.19
- b) Density (Lot Area Per Dwelling Unit): 1,107 sf
- c) Amount of off-street parking: 5 vehicular parking spaces and 12 bicycle parking spaces
- d) Setbacks:
 - Front setback: 5 feet 11 inches
 - Side setback (north): 0 feet
 - Side setback (south): 0 feet
 - Rear setback: 53 feet 2 inches
- (e) Building height: 35 feet and one-half inch
- (f) Off-street Loading: 0

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