



Amended To Be A Type-1 Zoning Man Amendment- Narrative and Plans For 2354 N Washtenaw Ave

Applicant seeks a Zoning Change from B3-1 to B2-3 to allow the construction of a proposed 5-story 20-unit mixed use building. The Applicant will provide 18 on site in door garage parking spaces. There will be approximately 2,078 sq. ft. of commercial space on the ground floor.

FAR	2.851
Building Area	29,258 SF
Density (MLA)	513.2 SF/Unit
Lot Area	10, 264 SF
Building Height	56'-0" B/ Clg.- 62'-6" T/ Parapet
Front Setback	0'-0"
Rear Setback	0'-0" @ GRND- 30'-9" @ FLRS 2-5
West Side Setback	2'-0"
East Side Setback	0'-0"
Parking	18

















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