

4500-4502 North Sawyer Avenue/3240 West Sunnyside Avenue

Final for Publication

SUBSTITUTE

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

4500-4502 North Sawyer Avenue/ 3240

West Sunnyside Avenue

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the existing 3 story, multi-unit residential building to add 2 dwelling units in the basement. The existing building contains 13 dwelling units. After renovation, the building will contain 15 dwelling units and no parking will be provided. Will seek relief under the transit served location ordinance.

	PROPOSED
Lot Area	6,248 square feet
MLA	416.53 per DU
Parking	0 (existing)*
Rear Setback	0.1 feet (existing)
South Setback	0.02 feet (existing) ..
North Setback	0.01 feet (existing)
Front Setback	8.6 feet (existing)
FAR	2.19 (existing)
Building Height	43.33 feet (existing)

*This is a transit served location.

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