

to those of a B2-3, Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2709-2745 N Ashland Avenue

Substitute NARRATIVE and PLANS-2709-2745 N Ashland Avenue
MI-2 to B2-3

Applicant proposes to construct seven buildings with 6 residential dwelling units each and one building with 3 residential dwelling units with no commercial units for a total of 45 residential dwelling units.

2745 N Ashland - Building 1-3 units

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|--------------------|----------------------------------|
| | Zoning |
| | B2-3 |
| FAR | 2.29 |
| Lot Area | 2731 sq. H./910 sq. ft. per Unit |
| Building Area | 6251 sq.ft. |
| No. of Units | 3 |
| Bldg Height | 46' |
| Front Setback | 1' -0" |
| Rear Setback | 30' - 11" |
| North Side Setback | 0 |
| South Side Setback | 3'-3" |
| Parking | 3 parking spaces |

2741-2743 N Ashland -

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|-----|--------|
| | Zoning |
| | B2-3 |
| FAR | 2.21 |

Lot Area 5400 sq. ft./900 sq. ft. per Unit
Building Area 11,928 sq. ft.
No. of Units 6
Bldg Height 46'
Front Setback 1' - 0"
Rear Setback 33'
North Side Setback 3'-4"
South Side Setback 3'-4"
Parking 6 parking spaces

2741-2743 N Ashland -

Zoning
B2-3
FAR 2.22
Lot Area 5400 sq. ft./900 sq. ft. per Unit
Building Area 11,977 sq. ft.
No. of Units 6
Bldg Height 46'
Front Setback 1' - 0"
Rear Setback 33'
North Side Setback 3'-4"
South Side Setback 3'-4"
Parking 6 parking spaces

Substitute NARRATIVE and PLANS-2709-2745 N Ashland Avenue
MI-2 to B2-3

2709-2739 N Ashland -Building 4-6 units

Zoning
B2-3
FAR 2.2
Lot Area 5400 sq. ft./900 sq.ft. per Unit
Building Area 11,903 sq. ft.
No. of Units 6
Bldg Height 46'
Front Setback 1' - 0"
Rear Setback 33'
North Side Setback 3'-4"
South Side Setback 3'-4"
Parking 6 parking spaces

2709-2739 N Ashland -Building 5-6 units

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|--------------------|----------------------------------|
| | Zoning |
| | B2-3 |
| FAR | 2.18 |
| Lot Area | 5400 sq. ft./900 sq.ft. per Unit |
| Building Area | 11,781 sq.ft. |
| No. of Units | 6 |
| Bldg Height | 46' |
| Front Setback | 2' - 0" |
| Rear Setback | 33' |
| North Side Setback | 3'-4" |
| South Side Setback | 3'-4" |
| Parking | 6 parking spaces |

2709-2739 N Ashland Building 6-6 units

| | |
|--------------------|----------------------------------|
| | Zoning |
| | B2-3 |
| FAR | 2.22 |
| Lot Area | 5400 sq. ft./900 sq.ft. per Unit |
| Building Area | 11,961 sq.ft. |
| No. of Units | 6 |
| Bldg Height | 46' |
| Front Setback | 1' -0" |
| Rear Setback | 33' |
| North Side Setback | 3'-4" |
| South Side Setback | 3'- 4" |
| Parking | 6 parking spaces |

Substitute NARRATIVE and PLANS-2709-2745 N Ashland Avenue
M1-2 to B2-3

2709-2739 N Ashland -
Building 7-6 units

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|---------------|----------------------------------|
| | Zoning |
| | B2-3 |
| FAR | 2.18 |
| Lot Area | 5400 sq. ft./900 sq.ft. per Unit |
| Building Area | 11, 794 sq. ft. |
| No. of Units | 6 |

Bldg Height 46' - 0"
Front Setback 1' -0"
Rear Setback 33'
North Side Setback 3'-4"
South Side Setback 3'-4"
Parking 6 parking spaces

2709-2739 N Ashland -

Zoning

B2-3
FAR 2.2
Lot Area 5400 sq. ft./900 sq.ft. per Unit
Building Area 11, 910 sq. ft.
No. of Units 6
Bldg Height 46' - 0"
Front Setback 1' - 0"
Rear Setback 33'
North Side Setback 3'-4"
South Side Setback 3'-4"
Parking 6 parking spaces

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