



Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

6,200 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) all residential building and a new detached garage, at the subject site. The two existing buildings will each be razed to allow for the new development. The new proposed building will contain a total of six (6) dwelling units. The new detached garage will provide on-site parking for six (6) vehicles. The new proposed residential building will be masonry in construction and measure 35'-8" in height.

- a) The Project's Floor Area Ratio:  
9,768 square feet (1.58 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):  
6 dwelling units (1,033.3 square feet)
- c) The amount of off-street parking:  
6 parking spaces
- d) Setbacks:
  - a. Front Setback: 2'-0"
  - b. Rear Setback: 42'-0"

**FINAL FOR PUBUCffiw**

Building Height: 35'-8"