

to those of a RM-5.5 Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2411 West Fitch Avenue

7080-7106 North Western Avenue¹

Boa for Publication.

Tync-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

2411 W Fitch / 7080-7106 North Western Avenue

The applicant wishes to rezone the property to allow for ground floor residential use at the property and sufficient density to allow for the conversion of the 8 commercial units to 7 new accessible residential dwelling units in the existing 4-story building for a new total of 33 dwelling units. The 14 on-site interior parking stalls will remain with no changes and the applicant will add 4 exterior parking stalls instead of the existing commercial loading zone.

FAR	1.73
Building Area	31,844 Square Feet
Density (MLA)	557.57 Square Feet
Lot Area	18,400.7 Square Feet
Building Height	39 Feet 8 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	17 Feet 4 Inches
North Side Setback	0 Feet 0 Inches
South Side Setback	17 Feet 4 Inches
Parking	18 Parking Stalls*

*The applicant will seek relief, as necessary, for the reduction in parking.

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