



TYPE I REGULATIONS

Narrative: The subject property is improved with a 5,433.0 square foot lot that is improved with a one-story residential building with approximately 5,000 square feet of commercial space. The property has no parking. The existing height of the building is 15'-9" feet. The Applicant proposes to rezone the property from a C1-1 Neighborhood Commercial District to a B3-3 Community Shopping District to rehabilitate the existing building and add a second floor to the existing building that will contain two residential dwelling units. The proposed first-floor commercial space will be approximately 5,003.13 square feet. The Applicant will provide two parking spaces. The proposed height of the building will be 26'-6" feet.

Lot Area: 5,433 square feet

FAR: 1.47

Floor Area: 8,030.97 square feet

Residential Dwelling Units: 2

MLA: 2,716.5 square feet

Height: 26'-6" feet

Automobile Parking: 2

Setbacks:

Front (North Harding Avenue): North Side (West Cullorn Avenue): Southwest Side (North Elston Avenue): Rear (alley):

0.0 feet (existing) 0.0 feet (existing) 0.0 feet (existing)

At-grade: 0.0 feet (existing) 2mi F1. 8>\_7» (proposed)\*

A set of plans is attached.

\* The Applicant will seek a Variation to reduce the rear yard setback from the required 30.0 feet to 8'-7" feet.

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