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SUBSTITUTE
NARRATIVE AND PLANS

Re: 2332-2334 North Elston Court

The Applicant seeks a change in zoning from B2-2 Neighborhood Mixed-Use District (Type 1) to B2-2 Neighborhood Mixed-Use District (Type 1), as amended.

The subject property has been a residence since 1889. The proposal is to construct two new multi-unit residential buildings, each with 3 dwelling units and three parking spaces, to replace the existing residential building.

**Entire Site 2332-2334 North
Elston Court**

Entire Site Lot Area: (The 'of record' dimensions are 50 feet x 125 feet; the survey dimensions are also 50 feet x 125 feet) **6,250 square feet**

Entire Site Floor Area Ratio: (Total 13,668 square feet building area) **2.2**

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Zoning Lot 1 (North Zoning Lot) 2334 North Elston Court

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Lot Area: 3,125 square feet

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Floor Area Ratio: (6,864 square feet building area) 2.2

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Dwelling Units: 3

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Minimum Lot Area Per Dwelling Unit: 1,040

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Off-Street Parking: 3 parking spaces

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Front Setback: 0 feet 0 inches

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Side Setback (northwest side yard): 3 feet 0 inches

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Side Setback (southeast side yard): 0 feet 0 inches

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Rear Setback: 30 feet 0 inches

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Building Height: (Per §17-17-0311, and excluding allowable rooftop features.) 44 feet 6 inches

Zoning Lot 2 (South Zoning Lot) 2332 North Elston Court

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Lot Area: 3,125 square feet

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Floor Area Ratio: (6,864 square feet building area) 2.2

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Dwelling Units: 3

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Minimum Lot Area Per Dwelling Unit: 1,040

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Off-Street Parking: 3 parking spaces

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Front Setback: 0 feet 0 inches

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Side Setback (northwest side yard): 0 feet 0 inches

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Side Setback (southeast side yard): 3 feet 0 inches

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Rear Setback: 30 feet 0 inches

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Building Height: (Per §17-17-0311, and excluding allowable rooftop features.) 44 feet 6 inches

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16' PUBLIC ALLEY
NEW RESIDENTIAL .FOUR STORY MASONRY (/BUILDING W/ BASEMENT / LOT AREA 3,125 SF d ((125.00'x 25.00)' / FLOOR AREA. 6,834 SF
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NEW RESIDENTIAL-FOUR STORY MASONRY" ^ ' BUILDING W/ BASEMEN ^ ' Lot AREA: 3,125 SF // (125.00'x 25 00') / FLOOR AREA: 6,834 Sp
PROPERTY LINE 25.00' , PROPERTY LINE 25.00
■CONC. WALK"

-CONC CURB

N. ELSTON CT.

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ELEV. +46'-0"

TOP OF METAL STAIRS \ S ELEV. +45'-0'

TOP OF PARAPET WALL ELEV. +49'-6"

TOP OF ROOF DECK

4

4

BUILDING HEIGHT

ELEV. +44'-6"

4TH FLOOR LEVEL

ELEV +35'-6"

3RD FLOOR LEVEL

ELEV. +25'-4"

2ND FLOOR LEVEL

ELEV. +15'-2"

1ST FLOOR LEVEL

4

4

ELEV. +5'-0"
GRAOF JFVEI
ELEV. 0 -0
RASFNFJ FLOOR
BOTTOM OF FOOTING

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ELEV -7 -1
ELEV. -5-0

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