

3054-58 North Kostner Avenue

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PROJECT NARRATIVE AND PLANS AMENDED TO BE A TYPE-1 ZONING MAP AMENDMENT

3054-58 North Kostner Avenue

Rezoning from RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District

The purpose of the rezoning is to meet the bulk and density requirements of the code to allow for the sub-division of the existing one improved zoning lot into two zoning lots. The zoning change will bring the non-conforming 6 dwelling unit residential building into compliance, the rear detached private 2 car garage at the rear of the property on the adjacent vacant yard will remain unchanged. On Lot 2, the adjacent yard containing the rear garage will allow the construction of a 2 story 2 dwelling unit residential building. The proposed building will have 2 dwelling units and zoning relief will be sought to reduce parking requirements to 0. The height of the existing building will remain unchanged and the height of the proposed residential building will be 38 feet. There will be no commercial space.

3058 N Kostner Ave

	PROPOSED
Zoning District	RM-4.5
Lot Area	4,329.2 square feet
MLA	721.53 per DU
Parking	4 (Existing) ¹
Rear Setback	27.58 feet (Existing) ³
North Setback	2.2 feet (Existing)
South Setback	4.3 feet
Front Setback	12.1 (Existing) ³
FAR	1.61 (Existing)
Building Height	23.27 feet (Existing)

3054 N Kostner Ave

	PROPOSED
Zoning District	RM-4.5
Lot Area	3,158 square feet
MLA	1,579 per DU
Parking	0 spaces ²
Front Setback	12 feet
North Setback	3 feet
South Setback	2 feet
Rear Setback	47.66 feet
FAR	0.75
Building Height	33 feet

¹ The Applicant will seek a special use to permit 2 off-site parking spots at 3054 N Kostner.

² The Applicant will seek a variation to reduce the parking spot requirements to 0.

³ The Applicant will seek variations to reduce the front setback, rear setback, and rear open space requirements.

PC, / Pi

BARRY AVE.