

Common Address of Property: 3053-65 North Knox Avenue/
3101-59 N Knox Ave/ 4601-21 W Belmont Ave

FINAL FCR PUBLICATION

ZONING AMENDMENT NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 AT

3053-65 North Knox Avenue/ 3101-59 N Knox Ave/4601-21 W Belmont Ave

The Applicant intends to change the zoning from the existing CI-1 Neighborhood Commercial District and MI-2 Limited Manufacturing/Business Park District to C2-2 Motor Vehicle-Related Commercial District. The applicant seeks to rezone the property to allow the current building to serve as an exhibit hall to display and store the antique car collection. In addition, approximately 4000 square feet will be dedicated as a medium venue to host events, and the existing office space will remain unchanged, a space consisting of approximately 11,264 square feet. No changes to existing building structure.

ZONING: C2-2

LOT AREA: 161,683 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 1,000 square feet FLOOR AREA

RATIO: 2.2 BUILDING AREA: 72,799 square feet OFF-STREET PARKING: 130
parking spaces (existing) FRONT SETBACK: 200 feet 1 inches REAR SETBACK: 0
feet 0 inches

SIDE SETBACK: 0 feet 0 inches to the west; 35 feet 0 inches BUILDING

HEIGHT: 36 feet 5 inches

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