



Common Address of Property: 3015-17 North Southport Avenue

# PROJECT NARRATIVE TYPE 1

## ZONING AMENDMENT 3015-3017

### NORTH SOUTHPORT

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to allow for the construction of a 5 story residential building with 14 parking spaces to be provided. After rezoning, the property will consist of a 5 story residential building that will be 51 feet in height and contain 7 dwelling units. 14 parking spaces will be provided.

Lot Area	5,405 square feet
Minimum Lot Area	772 square feet per dwelling unit
Parking	14 spaces
Rear Setback	0 feet on first floor/15 feet on second floor and above*
North Setback	0 feet
Front Setback	0 feet

South Setback 0 feet  
FAR 2.96  
Building Square Footage 15,931 square feet  
Building Height 51 feet\*\*

\* Will seek an administrative adjustment or variation for the reduction

\*\* Will seek an administrative adjustment or variation for height increase

# FINAL FOR PUBLICATION

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