

to those of a H2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1907 West Fullerton Avenue

FINAL FOR PUBLICATION

Type-1 ZOMNG MAP AMINDMKM: SUBS I I TV I h NARRATIVE & PLANS

1907 West Fullerton Avenue - 1V1.V3 to B2-2

The applicant wishes to rezone the property in order to make the use conform with the zoning district. Residential uses are not permitted in a Manufacturing District. The applicant proposes to construct a second floor addition, to the existing 1 1/2-story residential building following the existing exterior wall lines with 3.0' cantilever not following the existing wall line. The applicant will seek administrative or variance relief as necessary.

FAR	0.85
Building Area	2,053 Square Feet
Density/FMLAI	2,415 Square Feet
Lot Area	2,415 Square Feet
Building Height	27 Feet 4V Inches

Front Setback 3 Feet 6 Inches
Rear Setback 43 Feet 2 Inches
East Side Setback 3 Feet VA Inches 0
West Side Setback Feet 9 Inches
Parking 2 Parking Stalls

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