



Proposed Zoning: B2-3

Lot Area: 2,246.5 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a four-story mixed-use building that will contain a retail unit at grade and three (3) residential units above. The proposed building will be masonry construction. The proposed building will be 2,246.5 square feet and 43 feet in height. Onsite garage parking for three (3) cars will be located within the rear of the proposed building.

- a) The Project's Floor Area Ratio: 2.9
- b) The project's density (Lot Area per Dwelling Unit): 748.8 square feet
- c) The amount of off-street parking: 3 parking spaces
- d) Setbacks:
  - a. Front Setback: 0 feet
  - b. Rear Setback: 3 feet
  - c. Side Setbacks: East side - 0 feet / West side - 0 feet
  - d. Rear Yard Open Space: N/A
- (e) Building Height: 43 feet

\*17-10-0207-A.

\*17-13-0303-C(2) - Plans Attached.

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