

Common address of property: 4346-4358 West Lawrence Avenue

17-13-0303-C (1) Narrative Zoning Analysis - 4346-4358 W. Lawrence Avenue

Proposed Zoning: B3-3

Lot Area: 16,852.5 square feet.

Proposed Land Use: The Applicant is proposing to develop the subject property with a four-story mixed-use building that will contain retail space at grade and twenty-four (24) residential units above. The proposed building will be masonry construction. The proposed building will be 52 feet 6 inches in height. The proposed gross retail space will be 6,209 square feet. Onsite garage parking for twenty-six (26) cars will be located within the rear of the proposed building.

- a) The Project's Floor Area Ratio: 1.55
- b) The project's density (Lot Area per Dwelling Unit): 702.19 square feet
- c) The amount of off-street parking: 26 parking spaces
- d) Setbacks:
 - a. Front Setback: 0 feet
 - b. Rear Setback: 30 feet (for floors containing dwelling units)
 - c. . Side Setbacks: East side - 0 feet / West side - 0 feet
 - d. Rear Yard Open Space: N/A
- (e) Building Height: 52 feet 6 inches

* 17-10-0207-A

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

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