



Application No. 19561X1

**SUBSTITUTE  
NARRATIVE AND PLANS FOR THE  
PROPOSED REZONING AT  
1453 WEST GRAND AVENUE**

The Application is to change zoning for 1453 West Grand Avenue from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed-Use District. The Applicant intends to construct a four-story, five (5) dwelling unit building with basement. The footprint of the building will be 20 feet by 99 feet 37 inches in size. The building height shall be 44 feet 10 inches high, as defined by City Code.

LOT AREA: 4,695 SQUARE FEET

FLOOR AREA RATIO: 1.7

BUILDING AREA: 7,980 SQUARE FEET

DENSITY, per DWELLING UNIT: 939 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE FIVE OFF-STREET, GARAGE PARKING SPACES PROVIDED.

\* FRONT SETBACK: 10 FEET \*REAR SETBACK: 7 FEET 3

INCHES \*SIDE SETBACK: 2 FEET (West) 3 FEET (East) \*REAR

YARD OPEN SPACE: ZERO \*BUILDING HEIGHT: 44 FEET 10

INCHES

\*Applicant will seek a variation for the front, rear, and side yard setbacks as well as the open space and building height due to the "Through Lot" nature of the Property.

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