



Common address of properties: 1621 North Humboldt Boulevard

**17-13-0303-C (1) Narrative Zoning Analysis - 1621 N. Humboldt**

Proposed Zoning: RT-4 Lot Area: 7,875

square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building containing seven (7) residential dwelling units. The proposed building will be masonry construction. The proposed building will be 37 feet 9 inches in height. Onsite parking for seven (7) cars will be located at the rear of the lot.

- a) The Project's Floor Area Ratio: 1.2
- b) The project's density (Lot Area per Dwelling Unit): 1,125 square feet
- c) The amount of off-street parking: 7 parking spaces
- d) Setbacks:
  - a. Front Setback: 15 feet
  - b. Rear Setback: 45 feet
  - c. Side Setbacks: North side - 6 feet 6 inches / South side - 4 feet
  - d. Rear Yard Open Space: 692 square feet
- (e) Building Height: 37 feet 9 inches

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