

Common Address of Property:

NARRATIVE AND PLANS TYPE 1

ZONING AMENDMENT 944-946 North

Elston Avenue

B2-3 Neighborhood Mixed-Use District

The applicant is requesting an amendment to a previously approved Type 1 zoning amendment; maintaining the current B2-3 Neighborhood Mixed-Use District to allow for a proposed five-story; -6 residential dwelling-unit-building with 1,000-square feet of commercial space on the ground floor and 9 parking spaces.

Lot Area	5,000 square feet
Minimum Lot Area per Dwelling Unit	833 square feet
Parking	9 spaces
Front Setback	0 feet
Rear Yard	0 feet at 1 st floor, 16 feet at floors above
Side Setback	0 feet
FAR	2.64
Building Square Footage	13,166 Square feet
Building Height	48 Feet 6 inches

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