

'''' «-. %

NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT - 1256 NORTH WALLER AVENUE/

The current zoning of the parcel is RS-3 Residential District. The zoning amendment is required to change the zoning of the parcel to C1-2 Commercial District. The zoning change is needed to allow the Church to operate a commercial kitchen on premises. There will be no exterior changes to the existing church 2 Vz story building.

Lot Area: FAR:

Building Area: Density/Dwelling Unit: Off Street Parking Spaces: Front Setback: (Existing) Rear

Setback: (Existing) Sideyard (North): (Existing) Sideyard (South): (Existing) Building Height: (Existing)

12,258.54 sq. ft.

1.09 13,407.8 sq. ft. N/A

6 spaces 11.27 ft. Fronting Waller Avenue 1.17ft. Zero ft. 3.24 ft. 32 ft.

After rezoning, the property shall be used to operate a Commercial Kitchen

'i-mm> mum u in wm
e ?

!!5

il

fl:

3DN3AV

1 * (S\

; -J^W " ' 1OZ!..<S>6

y D Z iu > <

< 0

H

0

TS5T7

LL

tai

si

j,

>->>-X-X-X-X-«-

CM CM V.
b J
//

CM CM

17Z

a-
z

i