

Common address of property: 4314-4318 North Kimball Avenue

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ZONING AMENDMENT NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 AT 4314-18 N KIMBALL AVE

The Applicant intends to change the zoning from the existing RS3 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District to construct a new 3 story brick building with 6 residential dwelling units. There will be 6 parking spaces. No commercial space.

ZONING: RM-4.5

LOT AREA: 6,275 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 1, 045 square feet

FLOOR AREA RATIO: 1, 45

BUILDING AREA: 9,080 square feet

OFF-STREET PARKING: 6 spaces

FRONT SETBACK: 15 feet 0 inches

REAR SETBACK: 38 feet 6 inches

SIDE SETBACK: 3 foot 0 inches on East and 3 foot 0 inches on west = TOTAL 6 feet 0 inches

BUILDING HEIGHT: 37 feet 9 inches

Building material will be primarily face brick. Set of plans are attached.

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