



2454 South Spaulding Avenue TYPE I  
REGULATIONS

Narrative: The subject property is improved with a vacant two-story mixed-use building with approximately 800 square feet of ground floor commercial space, one dwelling unit on the second floor, and three parking spaces. The Applicant proposes to rezone the property from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to convert the existing mixed-use building into a residential building which will have a total of four residential dwelling units, including residential use on the ground floor, and no ground floor commercial use. No additions to the existing building are proposed. The existing approximate height of the building (approximately 25.00 feet) and three parking spaces will remain. The Applicant will seek a variation to reduce one extra required parking space.

Lot Area: 3,125 square feet

FAR:

4,125 square feet

781.25

Dwelling Units:

25.00 feet

Automobile Parking:

Setbacks:

Front (South Spaulding Avenue):

North Side: South Side: Rear (Alley):

None None

3 feet 9 inches 27 feet 5 inches

\* The Applicant will seek a variation to reduce one extra required parking space. \*\* A set of plans are attached.

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