



SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1725 North Burling Street

Type-1 ZONING MAP AMENDMENT: iNAKKA'I"IVif, & PLANS

1725 North Hurling Street - Bl-3 lo Bl-3 Type-I

The applicant wishes to rezone the property in order to establish the subject property as a Type-1 Zoning Map Amendment to seek the increase of (he floor area ratio as a transit-served location to allow sufficient density to expand the ground floor commercial office space into a 2-story office use by adding 612 sq. ft. (2<sup>nd</sup> floor). There are no planned changes to the exterior of the 2-story building and the 5-story, 6 dwelling unit building and 8 on-site parking stalls will remain with no changes.

FAR	3.13
Building Area	14,403 Square Feet
Density (MLA)	766.17 Square Feet
Lot Area	4,596.9 Square Feet
Building Height	60 Feet 0 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	3 Feet 0 Inches
East Side Setback	0 Feet 0 Inches
West Side Setback	0 Feet 0 Inches
Parking	8 Parking Stalls

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