

AWL FOR PmUOAJIOH PROJECT

NARRATIVE AND PLANS TYPE 1 ZONING AMENDMENT

2258 West 21st Street

The Applicant seeks to rezone from B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

The purpose of the rezoning is to establish a sixth dwelling unit in an existing building containing 5 dwelling units. After rezoning the property will contain 6 dwelling units with 2 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. The existing building's size and massing will remain the same. The existing height of 39'6" will remain the same. The property is a TSL location within 1,320 of Western Avenue.

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|---------------------------------|----------------------------|
| Lot Area | 3,125 SF |
| Density MLA (Lot area per unit) | 520.83 sq. ft. (6 DU's) |
| Off Street Parking | 2 (existing) * |
| Rear Setback | 30.66 feet (existing) |
| Side Setback | 0 feet 0 inches (existing) |
| Side Setback | 0 feet (existing) |
| Front Setback | 0 feet 0 inches(existing) |
| Building SF | 5,897 SF |
| FAR | 1.88 |
| Building Height | 40 feet (existing) |

The applicant will seek Transit Served Location relief for the required 1 additional parking space.

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