

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

Property: 1317-35 North Western Avenue

**F/NAL FOR
PUBLICATION**

AMENDED TO BE A Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

1317-35 North Western Avenue - C1-2 to B3-3

The applicant wishes to rezone the property to allow sufficient density for the construction of a proposed 5-story mixed-use building with 38 dwelling units, 2 ground floor commercial units, 2 loading births and 32 interior parking stalls.

FAR	2.96
Building Area	61,398 Square Feet
Density (MLA)	545 Square Feet per unit
Lot Area	20,736 Square Feet
Building Height	60 Feet 0 Inches
Front Setback	0 Feet 8 Inches
Rear Setback	30 Feet 0 Inches, Residential Floors
North Side Setback	1 Feet 0 Inches
South Side Setback	1 Feet 0 Inches
Parking	32 Parking Stalls

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