

Street

B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

The Applicant restaurant Two Fish Crab Shack currently operates in a one-story commercial building at 641-643 E. 47th Street. The Applicant is acquiring the adjacent property at 647 E. 47th Street to redevelop the collective property as a five-story mixed use building (sixty-four feet in height) with three ground-floor commercial spaces. Two Fish Crab Shack will continue to operate in the new commercial space. The new mixed-use building will have eight dwelling units on the upper floors (two dwelling units per floor). The redevelopment will have 11 indoor garage parking spaces.

	PROPOSED
Lot Area	11,520 SF
Density - MLA	1 DU per 1,440 SF
Off Street Parking	11 spaces
Rear Setback	0'-0" for commercial floor 32'-6" for residential floors
Side (east) Setback	0'-0"
Side (west) Setback	0'-0"
Front Setback	0'-0"
FAR	2.4
Building Height	64'-0"

o <

»-T..i

r¹¹
V;0 i

uj

I

3AV NIVIdVWHO S