

Common Address(es): 2516 W. Thomas St.

374 1 0000

SUBSTITUTE NARRATIVE AND PLANS (TYPE 1 APPLICATION FOR ZONING MAP AMENDMENT)

Re: 2516 W. Thomas St.

The Applicant seeks a change in zoning from RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District. The applicant proposes to convert the existing 2 dwelling unit residential building into a 3 dwelling unit residential building, and to make related renovations.

Lot Area: (24.7 feetx 120.12 feet)	2,966.9 square feet
Maximum Floor Area Ratio: (based on 3,374.5 square feet)	1.15
Maximum Dwelling Units:	3 dwelling units
Minimum Lot Area Per Dwelling Unit:	988 square feet (3 dwelling units)
Off-Street Parking:	3 parking spaces
Front Setback (Thomas Street):	19.4 feet
Side Setback (west) (Original/Existing building):	1.1 feet 2.0 feet
(per survey) Side Setback (west) (New addition):	
Side Setback (east) (Original/Existing building):	3.2 feet 3.2 feet
Side Setback (east) (New addition):	
Rear Setback (public alley):	43 feet, 8 inches
Building Height: (zoning height)	34 feet

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KITCHEN 8'-9"X10'-r

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LIVING 12'-0" X13'-10-

2516 W THOMAS STREET
SECOND FLOOR PLAN

BEDROOM 8'-6" X 10'-3" i

FAMILY ROOM 9'-7" X 13'-6'

2516 W THOMAS STREET
THIRD FLOOR PLAN