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Property Address: 1801 -03 South Throop Street/1249-59 West 18th Street

*msr*

**NARRATIVE**

1801-03 South Throop Street/1249-59 West 18th Street TYPE I  
REGULATIONS

CI-2 Neighborhood Commercial District.

Proposed Zoning: B3-5 Community Shopping District.

Narrative: The subject property with a site area of 6,250, consists of a four-story, mixed-use retail and residential building at 51.50 feet in height, containing approximately 6,000 square feet of retail space and 12 residential dwelling units. The Applicant proposes an interior remodeling to add 6 residential dwelling units and 2 parking spaces\*, resulting in a total of 18 residential dwelling units, 2 parking spaces and no loading berth.

FAR: . 4.0

Floor Area: Approximately 25,092 square Feet

Residential Dwelling Units: 18

MLA: 347.22

Height: 51 feet 6 inches (existing)

Setbacks:

18<sup>th</sup> Street Property Line: South Property Line: Public Alley (east) Property Line: Throop Street Property Line:  
0feet 0feet 0feet 0feet

Parking Spaces: Two. Applicant will seek variation\*

Loading: None

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