

SUBSTITUTE NARRATIVE AND PLANS

1347 West Grand Avenue TYPE I
REGULATIONS

Narrative: The subject property is improved with a two-story single family home and detached garage. The Applicant proposes to rezone the property from a B1-2 Neighborhood Shopping District to a B1-3 Neighborhood Shopping District to construct a four-story mixed-use residential building with 1,239 square feet of ground floor commercial space and six residential dwelling units with six parking spaces and three bicycle spaces. The height of the building will be 46 feet and 4 inches.

Lot Area: 4,950 square feet

FAR:

14,355 square feet

MLA

Residential Dwelling Units

46 feet 4 inches

Automobile Parking:

Bicycle Parking:

Setbacks:

Front (West Grand Avenue): East Side: West Side: Rear (Alley):

0 feet 6 inches None

None

1 foot 6 inches at 1st floor /

15 feet 0 inches at residential units

* A set of plans is attached *Apphcant will also
seek a variation

o c).

i 1 o

1 > 33

1 = 2

1 7 .2' PUBLIC ALLE Y

^ TWO - WAY TRAFFIC ^

T"

O

5 K to

.oct

;o>3]wm^oz
2?Z

m
H
m r~ m < >