

873 North Sedgwick Street and 355-357 West Locust Street
SUBSTITUTE NARRATIVE AND PLANS

- 1) Project Description: Six-story residential building containing forty-five (45) residential units and on-site interior parking for fifty-one (51) vehicles
- 2) Lot Size: Oddly shaped lot: 24,389 sq. ft.
- 3) Zoning Amendment: B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse & Multi-Unit District to B2-5 Neighborhood Mixed-Use District
- 4) FAR: 3.9 (93,898 sq. ft.)
- 5) Minimum Lot Area: 45 Dwelling Units (542 sq. ft./dwelling unit)
- 6) Height: 74.8'
- 7) **Front Setback (North): 0'**

Sideyard setback (West - Reverse corner): 0'
 - the Applicant will seek a Variation from the Zoning Board of Appeals for west sideyard relief**Sideyard setback (East): 0'**

Rear Setback (South): 19' (at residential level)
 - the Applicant will seek a Variation from the Zoning Board of Appeals for rear setback relief
- 8) **Parking (Auto): 51**
- 9) **Parking (Bike) 29**
- 10) **Loading Berth: 1**

N. SEDGWICK ST.
TWO-WAY TRAFFIC

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