



that of a B2-3 District for the property commonly known as 2438 North Western Avenue. The total lot area of the subject site is 2,724 square feet. Applicant seeks to improve the site with a new construction 3 story, 3 residential dwelling unit building.

Density: 3 residential dwelling units  
Lot Area Per Unit: 908  
Off Street Parking: 3 spaces  
Height: 37 feet 4 inches  
Floor Area: 4,724 square feet  
Floor Area Ratio: 3.0  
Open Space: 207.37  
Front (East) Setback: 0 feet  
Rear (West) Setback: - -- 30 feet -  
North Side Setback: 0 feet  
South Side Setback: 3 feet

## FINAL FOR PUBLICATION

16 FT. ALLEY