

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 1400 North Campbell Avenue

SUBSTITUTE
NARRATIVE

1400 North Campbell Avenue: Lot area = 25.0' x 126.4' = 3792 square feet

The applicant intends to construct a three (3) story residential building. The proposed building will contain three (3) dwelling units. The proposed lower dwelling unit will be a three (3) bedroom duplex unit that spans the basement and first floors. The upper two units will both be two (2) bedroom units. The applicant will provide three (3) onsite parking spaces at the rear of the property. The total square footage of the proposed building is 3790.99 square feet, and the proposed height is 37 feet 10 inches.

a) Floor Area Ratio:

Proposed: 1.2 (3790.99 / 3,160 = 1.19968)

b) Density (Lot Area per dwelling unit):

Proposed: 1 dwelling unit for every 1,053.3 square feet of lot area

c) Off-Street Parking:

Proposed: 3 parking spaces

(d) Setbacks:

8'-0"

Front:

Proposed:

45M.75

Rear:

Proposed:

3'-6"

Side (north):

1'-6" Proposed:
Side (south):
5'-0" Proposed:
Combined Side:
Proposed:

(e) Building Height:

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