



to those of a RS3 Residential Single-Unit (Detached House) District and a corresponding uses district is hereby established in the area above described.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property:

### **SUBSTITUTE PLANS & NARRATIVE**

Narrative Zoning Analysis - 1763 West Cullom Avenue (18042-T1)

Proposed Zoning: RS3 Residential Single-Unit (Detached House) District

Lot Area: 27.3' x 92.5' totaling 2,525.25 sq. ft.

Applicant seeks a zoning change to construct a new 2 story single family home with on-site parking for three vehicles at the rear of the lot. The proposed home will contain 5 bedrooms. There will be no commercial space. The proposed building will be 27.96' in height.

- a) Floor area ratio:
- b) Lot Area Per Dwelling Unit
- c) The amount of off-street parking:
- d) Setbacks:

- a. Front Setbacks:
- b. Rear Setbacks:
  
- c. Side Setbacks:
  - East Side:
  - West Side:

0.84 FAR (2,111 sq. ft.) 2,525.25 sq. ft. perD.U.

3

13.1'

0 ft. (applicant will seek variation)

2.46' 3.0'

- d. Rear Yard Open Space: (e) Building Height:

0 sq. ft. (applicant will seek variation) 27.96'

## FOR PUBLICATION

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