



Common Address of Property: 873 North Sedgwick Street and  
357 West Locust Street

**NARRATIVE**

1) Project Description: Six-story residential building containing forty (40) dwelling units and on-site parking for forty-two cars

2) Zoning Amendment: RT4 Residential Two-Flat, Townhouse & Multi-Unit District -> B2-5 Neighborhood Mixed-Use District

3) FAR: Proposed: 84,001.48 sq. ft.  
94  
Allowed: 94,538.75 sq. ft.

4) Minimum Lot Area (MLA): Proposed: 40  
Allowed:

Proposed: Allowed:  
74M0 75'

0  
7'-6"

6) Front Setback: Proposed: Required:

North Side Setback: Proposed: 2'-2"

Required: 7'-6"

South Side Setback: Proposed: 0' Required: 0'

Rear Setback: Requested: Required:  
31'-7 5/8" 30'

Requested: Required:  
42 40

Required: 1 Requested: 1