



Common Address of Property: 1819 West Webster/1823-1855 West Webster Avenue

2134 North Wood Street

# **SUBSTITUTE PROJECT NARRATIVE AND PLANS**

## **TYPE 1 ZONING AMENDMENT 1819 West Webster/1823-1855 West Webster 2134 North Wood Street**

Proposed Zoning Change    CI-3 Neighborhood Commercial District

The applicant is requesting a zoning amendment from a M3-3 Heavy Industry District to a CI-3 Neighborhood Commercial District to allow for a second story outdoor patio at an existing indoor amusement facility with offsite parking lots totaling 69 spaces. The building is existing and there will be no change to the building.

Lot Area 1(parking lot)	3,017 sf
Lot Area 2 (parking lot)	10,262
Lot Area 3 (building)	90,215
Total Lot Area	103,494
Parking	69 Spaces
Front Setback	0
Rear Yard	0feet
Side Setback	0
FAR	1.1 for building only

Building Square Footage      48,853 sf

## ANN. FOR PWUCfiW