



Property Address: 1033-47 West Washington Boulevard; 25-41 North Aberdeen Street; 26-42 North Carpenter Street

**SUBSTITUTE NARRATIVE AND PLANS**

- 1) Property Address: 1033-47 West Washington Boulevard; 25-41 North Aberdeen Street; 26-42 North Carpenter Street
- 2) Lot Size: 42,815.90 sq. ft.
- 3) Project Description: Six-story residential building containing seventy (70) dwelling units and on-site parking for seventy-eight (78) cars
- 4) Zoning Amendment: DX-3 Downtown Mixed-Use District to a DX-5 Downtown Mixed-Use District
- 5) FAR: 4.5 (190,720 sq. ft.)
- 6) Minimum Lot Area: 70 Dwelling Units (611.7 sq. ft.)
- 7) **Height: 77'**
- 8) Front Setback (West): 0' Side Setback  
(North & South): 0' Rear Setback (East): 0'
  - o The Applicant will seek a Variation from the Zoning Board of Appeals for rear setback relief
- 9) **Parking (Auto): 78**
- 10) **Parking (Bike): 39**
- 11) **Loading Berth: 1**

Z" O  
O

50% •  
ou