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Common Address of Property: 3204-06 West Armitage Avenue

Type 1 Zoning Amendment Address 3204-06 W.  
Armitage

### Narrative

The applicant intends to use the subject property to allow a tavern in a 4,238 square foot retail space within an existing 2-story building with a total of 6,238 sq.ft. commercial space on the first floor. Of the 6,238 sq.ft on the first floor: 4,238 sq.ft. is for the proposed tavern and 2000 sq.ft. remains for a real estate office; the second floor has two existing apartment units. 1,887 sq.ft. of outdoor space at the address of 3200 W. Armitage (adjacent parcel) shall be leased for use as an outdoor patio. No changes shall be made to the height of the building, 28'. There is no parking.

currently B3-1

Zoning: Lot Size:

Lot area:

Min. Lot Area/Dwelling unit F.A.R.:

Building area:

Setbacks: front (south) 0'0" side (west) 0' 0" rear (north) 0' 0" side (east) 0' 0"

Building height: 28'

Off street parking: 0

Off street loading: 0

After amendment: C1-3 50'x 125' 6250 square feet 3125 square feet 1.26

**6250 square feet**

# FINAL FOR PUBLICATION

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W. ARMITAGE AVENUE  
14' PUBLIC ALLEY