

Common Address of Property:

SUBSTITUTE

**PROJECT NARRATIVE and plans TYPE
1 ZONING AMENDMENT 1435-1439 WEST
GRAND AVENUE**

B2-2 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a MI-2 Limited Manufacturing/Business Park District to a B2-2 Neighborhood Mixed-Use District for the construction of a 45' ft. 4 story building with 5 dwelling units and 5 parking spaces to be provided.

Lot Area	6,231 square feet
Minimum Lot Area	1,246 square feet
Parking	5 spaces
Rear Setback	30 feet to building; 0 feet to garage
East Setback	0feet
Front Setback	2 feet
West Setback	0feet

FAR	2.2
Building Square Footage	13,542 square feet
Building Height	45 feet

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