

FINAL PUBLICATION

FCR

Common Address(es): 3401 South Ashland Avenue

SUBSTITUTE NARRATIVE AND PLANS Re: 3401 South

Ashland Avenue

The Applicant seeks a zoning change from an RS-3 Residential Single- Unit (Detached House) District to a CI-2 Neighborhood Commercial District. The purpose of this zoning change is to allow for an interior renovation of the existing three residential units and the existing ground floor commercial space of the existing multi-use building. There are two existing off street parking spaces that will remain.

Site Area: (123.7 feet x 24 feet of record)	2,968 square feet
Maximum Floor Area Ratio:	2.2
Dwelling Unit:	3*
Off-Street Parking:	
Front Setback (Ashland Avenue):	0' (Existing to remain)
Side Setback (northwest):	0' (Existing to remain)
Side Setback (southeast):	0' (Existing to remain)
Rear Setback (alley):	43.10' (Existing to remain)
Building Height:	Existing to remain, no change

*Preexisting, lawful non-conforming 3 dwelling units
*Preexisting, lawful non-conforming 2 parking spaces

1338.0001 5-1-2017

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