

to: conversion of such vacant industrial warehouse building to 19 dwelling units and 19 parking spaces.

The Site

The 16,500 square foot development site (100 feet (frontage) x 165 feet) is located at 4040-4048 N. Hermitage. Immediately to the north of the development site is a single-family residence located at 4050 N. Hermitage. An irregularly-shaped parcel of land, approximately 1,471.5 square feet in area, that had previously been part of the development site and had been rezoned under the October, 2018 Type 1 rezoning, is no longer required for the proposed development; therefore it is not included in the revised Type 1 rezoning plan. The land use in the immediate area of the proposed rezoning is residential to the north and south and east across Hermitage Ave., and a building containing offices to the west across the alley.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: 2.39 (no change)

lot area per dwelling unit: 868.42 sf/du

off-street parking: 19 spaces; no loading (none required).

setbacks: front along Hermitage = 19.94 feet (no change) rear = 0 feet (no change)
side/north = 0.21 feet (no change) side/south = 0.17 feet (no change)

building height: approximately 40.75 feet (no change)

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