

Belmont Avenue

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Tvpc-l ZONING MAP AMENDMENT: NARRATIVE & PLANS

1138 West Belmont Avenue - B3-2 to B3-3

The applicant wishes to rezone the property to establish a qualifying Transit-Served Location to allow sufficient density for a new 5-story mixed-use building with 33 dwelling units, 16 on-site parking stalls and 1 ground floor commercial unit.

FAR	2.7
Building Area	33,391 Square Feet '
Density (MLA)	374.5 Square Feet*
Lot Area	12,360 Square Feet
Building Height	58 Feet 10 Inches
Front Setback	7 Feet 6 Inches
Rear Setback	0 Feet 0 Inches
North Side Setback	7 Feet 0 Inches
South Side Setback	0 Feet 0 Inches
Parking	16 Parking Stalls**/28 Bicycle Parking Stalls

The applicant will seek relief necessary to establish the subject property as a transit-served location in order to allow the reduction in MLA reduction per the exemption codified in 17-3-0402-B and comply with Sections 17-13-0905-F, Parking Reduction for Transit-Served Locations.

**28 bicycle parking stalls will be provided on-site. The applicant will seek the necessary relief to establish the subject property as a transit-served location in order to waive, as necessary, an additional required on-site parking.

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