



the property B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to renovate the existing building, including demolition of a rear portion and add two floors resulting in a three-story building. The building as expanded will contain 7,990 square feet of ground floor commercial space, one ADA residential unit on the ground-floor and twelve units on the upper floors for a total thirteen total residential dwelling units. Thirteen surface parking spaces are proposed. The proposed height of the building will be 32.0 feet.

Lot Area: 12,537 square feet

FAR: 2.01

Floor Area: 25,299.75 square feet

Residential Dwelling Units: 13

MLA: 964.4 square feet

Height: 32.0 feet

Automobile Parking: 13

Setbacks:

Front (West Belmont Avenue): East Side: West Side: Rear (alley):

0.0 feet (existing) 0.0 feet (existing) 0.0 feet (existing) 45,45 feet (proposed)

A set of plans is attached.

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