

1. Applicant seeks a zoning change from RM-5 to RM-6 to construct a new 5-story, 8-dwelling unit residential building with private rooftop decks and rooftop stair enclosures. The zoning change is to allow an increase in building height and floor area ratio. The design will provide 12 on-site interior parking spaces in a private garage and will comply with all lakefront protection requirements.

Lot Area	9,180 sq.ft.
Building Area	26,895 sq. ft.
FAR	2.4 (22,129 sq. ft.)
Density (MLA)	1,147.5 (8 dwelling units)
Parking	12 spaces
Setbacks	
Front Setback ¹	12'-2"
Rear Setback	40'-6"
East Side Setback ²	3'-8"
West Side Setback ²	3'-8"
Building Height	66'-10" mean height of highest roof element
Loading	None required less than 25,000 sq. ft.

1. The front setback represents the average of the front yard depth that exists on the nearest two lots on both sides of the subject lot.
2. The proposed project will seek an administrative adjustment for a side yard reduction per 17-13-1003-1. "The Zoning Administrator is authorized to approve an administrative adjustment to permit a reduction of up to 50% in the depth of any setback required by the applicable zoning district regulations when such reduction would match the predominate yard depth of existing buildings on the block." Exhibits documenting the existing condition of the block have been included in the drawing set.

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