

NARRATIVE
1216-18 West Belmont Avenue
TYPE I REGULATIONS

The subject property consists of 6,050 square feet and is currently improved with a vacant two-story building and a surface parking lot. The Applicant proposes to rezone the property from a B3-2 Community Shopping District to a B3-3 Community Shopping District in order to construct a four-story mixed-use building containing approximately 1,770 square feet of ground floor commercial space, six residential dwellings units, seven automobile parking spaces, and no loading berth. The height of the proposed building will be 44 feet 6 inches.

FAR:	3.0
MLA:	1,008.33
Floor Area:	18,150 square feet
Residential Dwelling Units:	6
Height:	44 feet 6 inches
Setbacks:	
Front (Belmont):	0 feet
Rear (public alley):	17 feet*
East Property Line:	0 feet
West Property Line:	0 feet
Automobile Parking Spaces:	7
Loading Berth:	None

* Applicant will seek a variation.