

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1642 West 38th Place
From RT-4 to RT-4

The Property

The subject property is located in an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District and is improved with a two-story residential building (23'-10" tall) that includes two dwelling units and a detached two car garage. The subject property and the adjacent vacant lot, 1644 West 38th Place, are one zoning lot. The property owners of 1644 West 38th Place wish to build a single-family home on their lot. The subject property at 1642 West 38th Place is to remain and there is no proposed construction. To allow the construction of 1644 West 38th Place, the subject zoning lot must be subdivided into two zoning lots.

The Project

Imelda Garcilazo (the "Applicant") has filed a rezoning application under 17-17-0303-D Type 1 option to seek optional Administrative Relief or Variation.

The subject application seeks variation relief to comply with section 17-17-0301 that governs subdivision of improved zoning lots; a variation as per section 17-13-1101-B to reduce the non-conforming front yard setback from the required 13.72' to 13.0' (existing), reduce the west side setback from the required 2.0' to 0.60' (existing) (east side setback required and existing setback is 3.0'), and a reduction in combined side setbacks from the required 5.0' to 3.60' (existing).

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

The following are the relevant zoning parameters for the proposed project:

Lot Area (existing):	3,107.5 square feet
FAR (existing):	0.71
Floor Area (existing):	2,196 square feet
Residential Dwelling Units (existing):	2
MLA Density (existing):	1,553.75 square feet
Height (existing):	23'-10"
Bicycle Parking (existing):	Zero, none required.
Automobile Parking (existing):	2
Setbacks (existing):	Front (38th Place): 13.00'
	North (alley/rear): 60.00'
	East: 3.00'
	West: 0.60'

A site plan and photo elevations are included.



1642 West 38th Place
Front Elevation



1642 West 38th Place
West Elevation



1642 West 38th Place
Rear Elevation