

PROJECT ADDRESS: 712 UTICA AVE

RECEIVED

JUL 31 2019

Dept. of Community Development

PROJECT NARRATIVE

THIS SITE IS PRESENTLY ZONED AS "CG" AND HAS AN EXISTING 1315 1-STORY OFFICE BUILDING. WE ARE PROPOSING TO CHANGE THE ZONING TO "RM", DEMOLISH THE EXISTING OFFICE, SUBDIVIDE THE PROPERTY TO 3-UNITS RESIDENTIAL, AND REQUEST TO CONSTRUCT A PRIVACY GATE. EACH COMPLETED UNITS WILL INCLUDE 4 BEDROOMS, 3 BATHS, & 1 POWDER ROOM APPROX. 2100-2600 S.F. BUSINESS IS DIRECTLY TO THE NORTH AND RESIDENTIAL ALL TO THE SOUTH, EAST & WEST OF THE PROPERTY.