TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
3841-43 N. Lakewood

The Applicant seeks to rezone 3843 North Lakewood from a RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5 Multi-Unit District to divide the zoning lot and improve a vacant lot with a new detached house. Currently, the subject property is improved with a three-story, three-flat building. The Applicant seeks to bring the existing building into a conforming zoning district and construct a detached house on the vacant lot. No commercial space will be provided.

The Applicant requires relief for both the existing building at the 3843 N. Lakewood and the proposed construction at the 3841 N. Lakewood

3843 N. Lakewood Avenue (existing building): Pursuant to Section 17-13-0303-D, Applicant seeks an administrative adjustment to reduce the bike parking spaces from 3 to 0 under Section 17-13-1003-G; the Applicant seeks a variation to reduce the front setback to 3.25 feet, the rear setback to 13.25 feet, the north, south, and combined setbacks to 0 feet under Section 17-13-1101-B; the Applicant seeks an administrative adjustment to reduce the rear yard open space to 0 square feet under Section 17-13-1003-K; and, the Applicant seeks all relief as needed, as allowed by the Zoning Ordinance, for the attached plans.

3841 N. Lakewood Avenue (proposed construction): Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to increase the parking spaces from 1 to 2 under Section 17-13-1003-EE; the Applicant seeks the following variation relief: (1), the Applicant seeks a variation to reduce the front setback to 4 feet, 9 inches; the Applicant seeks an administrative adjustment to reduce the required minimum rear yard open space from 130 square feet to 0 square feet under Section 17-13-1003-K; and, the Applicant seeks all relief as needed, as allowed by the Zoning Ordinance, for the attached plans.

Project Bulk and Density

	3843 N. Lakewood
Lot Area	1,997.42 SF
Density MLA (Lot area per unit)	3 DU (665 sq/ft per unit)
Off Street Parking	0 spaces
Bike Parking Spaces	0 spaces*
Front Setback	3.25 feet**
Rear Setback	13.25 feet**
Side Setback (North)	0 feet**
Side Setback (South)	0 feet**

Rear Yard Open Space	0 SF***
Building SF	3,946 SF
FAR	2.0
Building Height	36 feet

* Pursuant to Section 17-13-0303-D, Applicant seeks an administrative adjustment to reduce the bike parking spaces from 3 to 0 under Section 17-13-1003-GG

**Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the front setback to 3.25 feet, the rear setback to 13.25 feet, the north, south, and combined setbacks to 0 feet under Section 17-13-1101-B.

***Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to reduce the rear yard open space to 0 square feet under Section 17-13-1003-K.

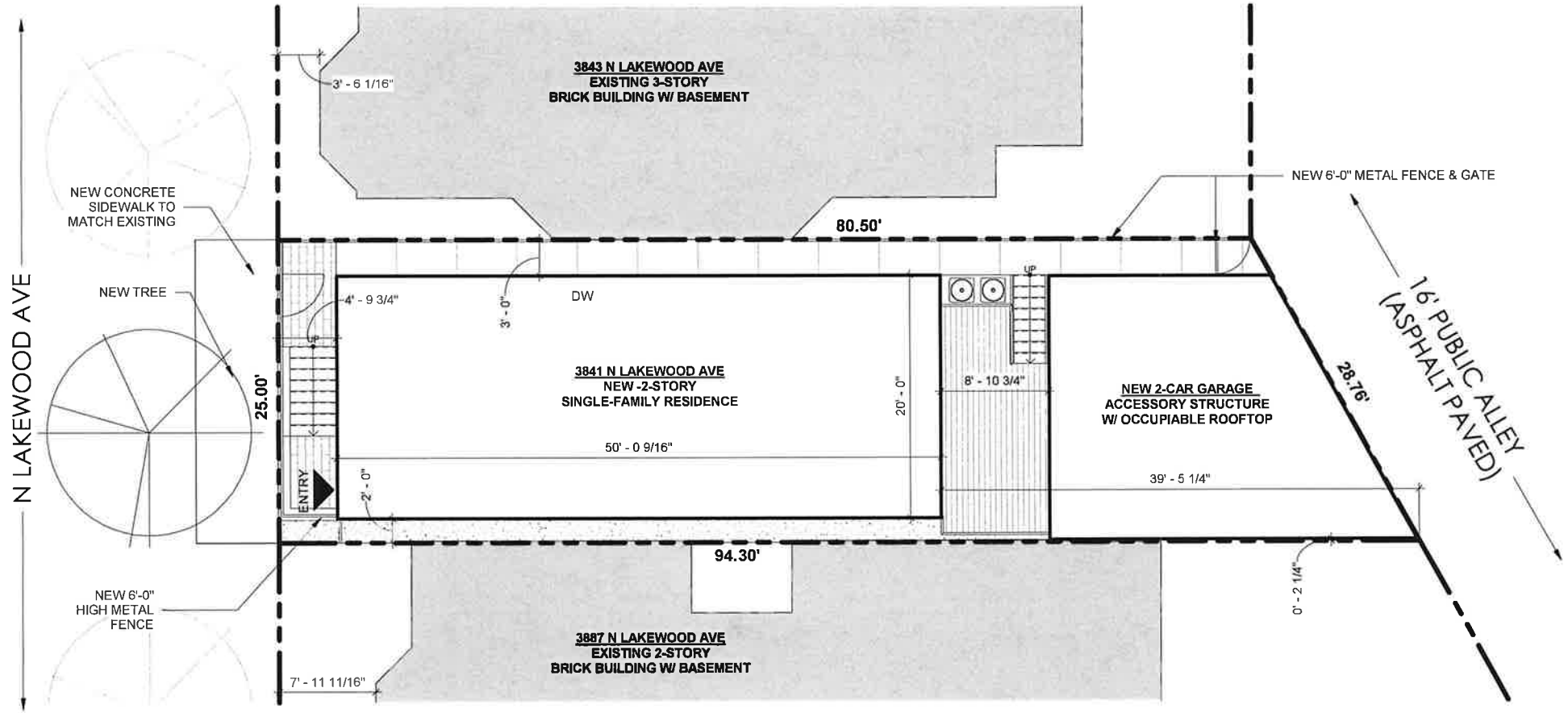
Project Bulk and Density

	3841 N. Lakewood Ave
Lot Area	2,185 SF
Density MLA (Lot area per unit)	1 DU (detached house)
Off Street Parking	2 spaces*
Front Setback	4 feet, 9 inches**
Rear Setback	25 feet
Side Setback (North)	3 feet
Side Setback (South)	2 feet*
Rear Yard Open Space	0 SF***
Building SF	2,000 SF
FAR	0.96
Building Height	30 feet

* Pursuant to Section 17-13-0303-D, Applicant seeks an administrative adjustment to increase the parking spaces from 1 to 2 under Section 17-13-1003-EE

**Pursuant to Section 17-13-0303-D, the Applicant seeks the following variation relief: (1), the Applicant seeks a variation to reduce the front setback to 4 feet, 9 inches.

*** Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to reduce the required minimum rear yard open space from 130 square feet to 0 square feet under Section 17-13-1003-K.



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

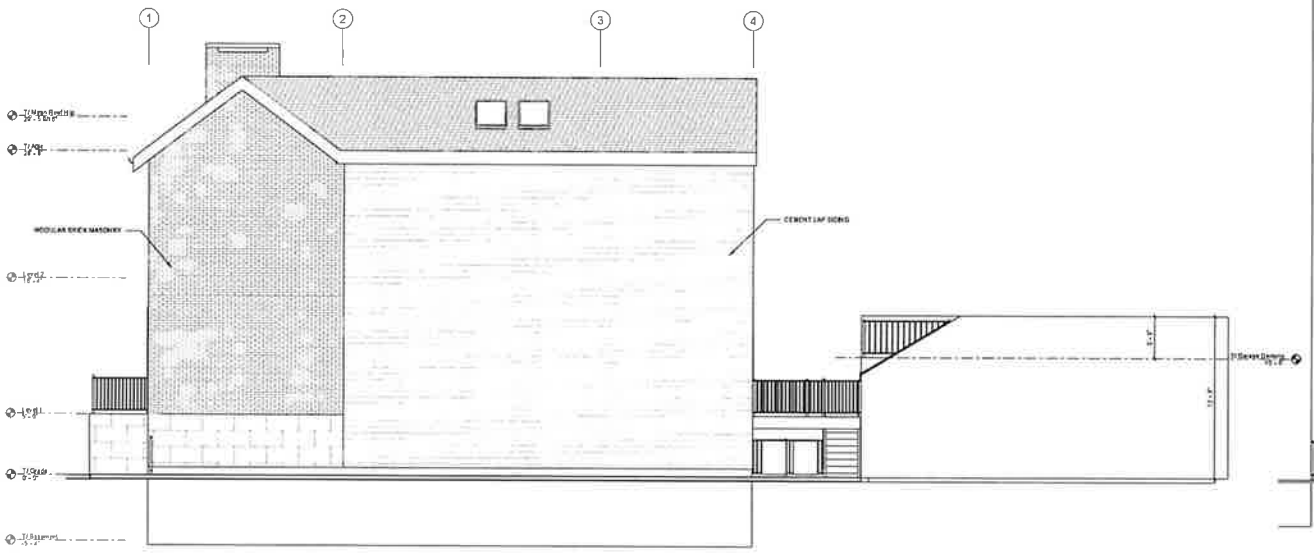
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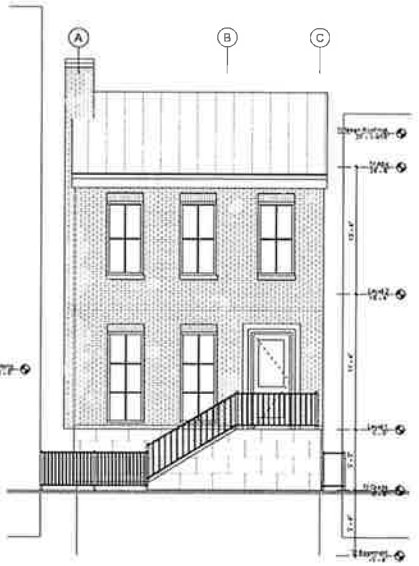
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ARCHITECTURAL SITE PLAN

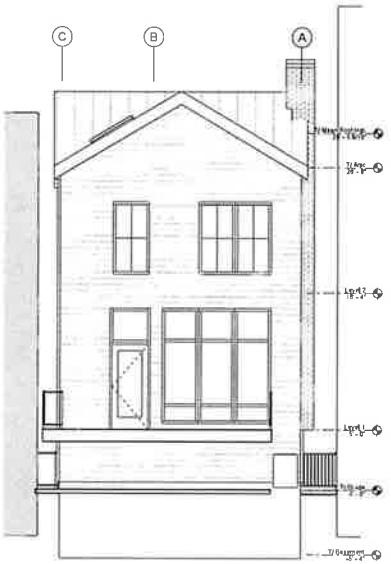
3841 N LAKEWOOD AVE



1 SOUTH ELEVATION



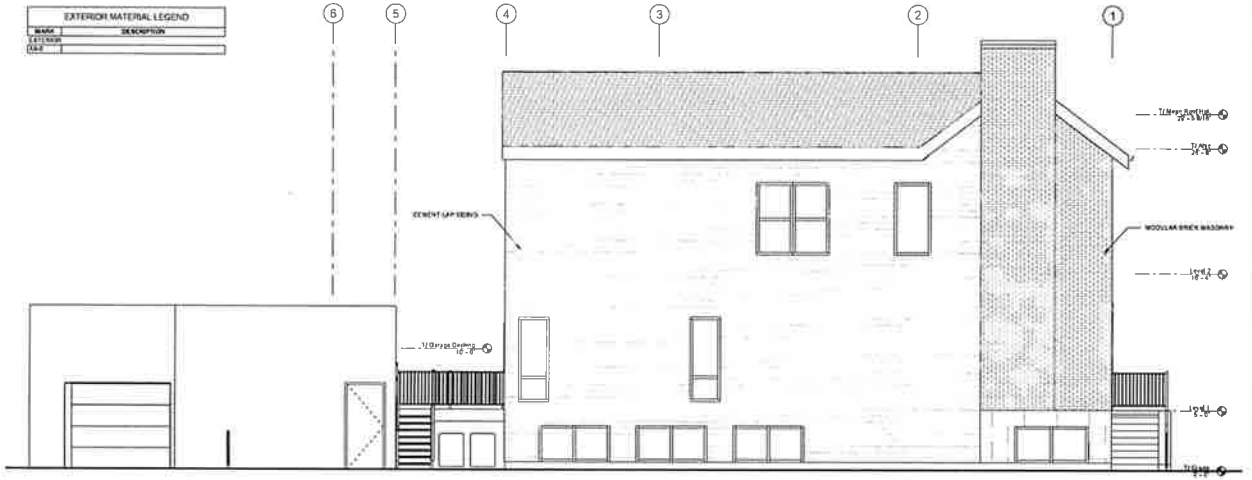
2 WEST ELEVATION



4 EAST ELEVATION

EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION
EXTERIOR	
1&2	



3 NORTH ELEVATION

No	Date	Issue Description

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STREIT RESIDENCE

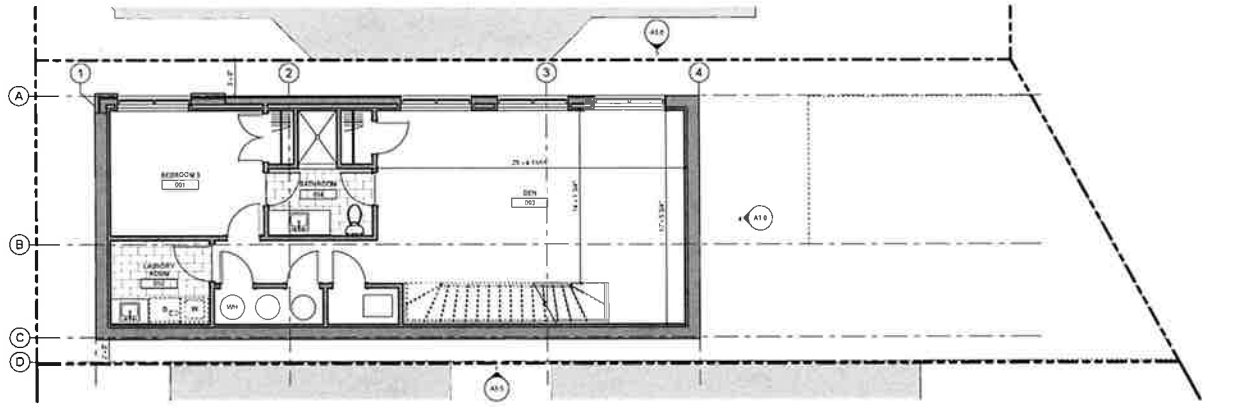
3841 N LAKEWOOD

3841 N LAKEWOOD

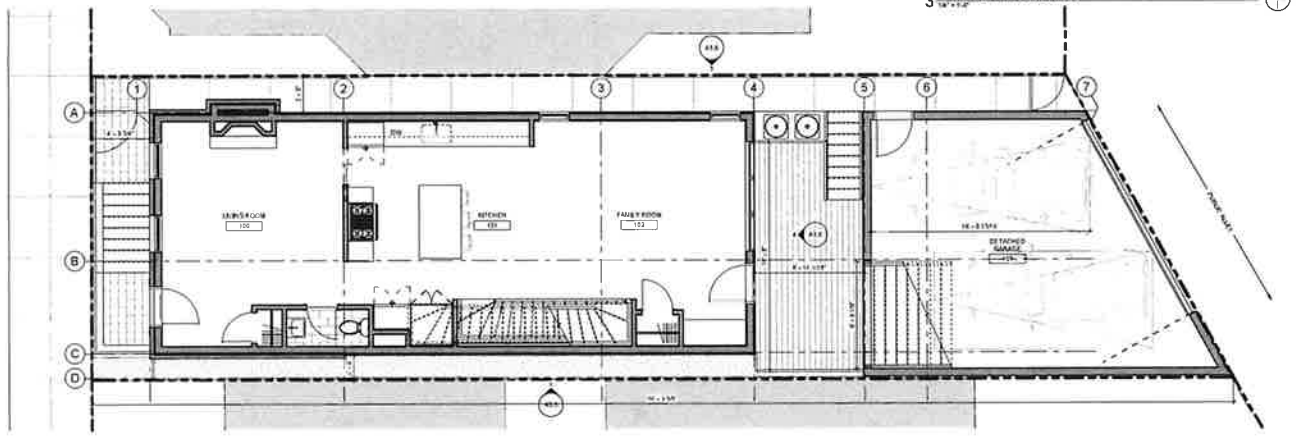
EXTERIOR ELEVATIONS

A3.0

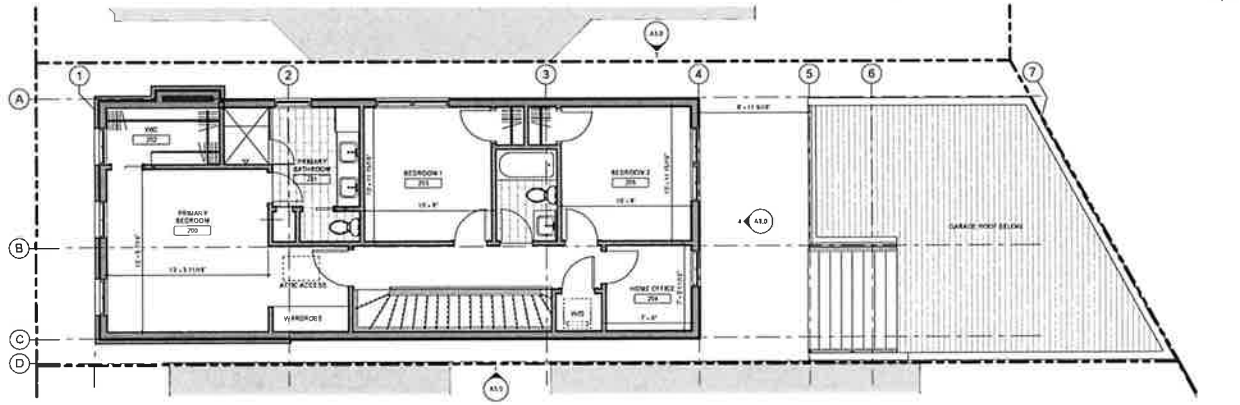
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3 BASEMENT FLOOR PLAN



1 LEVEL 1 FLOOR PLAN



2 LEVEL 2 FLOOR PLAN

PLAN LEGEND

PLAN NOTES

1. ALL PARTITIONS TO BE TYPE 1 U.N.O. REFER TO SHEET A1.6 FOR PARTITION TYPES. PATCH AND REPAIR EXISTING DRYWALL AS REQUIRED TO ACHIEVE A UNIFORM SURFACE.

2. PARTITIONS TO BE CENTERED ON CENTER OF WINDOW MULLION PER DETAIL U.N.O.

3. RATED ASSEMBLIES SHALL BE ERECTED IN ENTIRETY PRIOR TO NON-RATED ASSEMBLIES. REFER TO LIFE SAFETY DRAWINGS FOR EXTENT OF RATED PARTITIONS.

4. ALL DIMENSIONS ARE TO FACE OF GYPSUM PARTITION U.N.O. SEE FINISH SCHEDULE ON A1.1 SHEET SERIES AND ELEVATIONS ON A2 SHEET SERIES FOR APPLIED FINISHES (PAINT, VINYL WALLCOVERING, ETC.)

5. A SURVEY OF ALL FLOOR SURFACES SHALL BE MADE PRIOR TO CONSTRUCTION TO DETERMINE OUT-OF-LEVEL CONDITIONS THAT WOULD PROHIBIT THE LEVEL PLACEMENT OF FLOORING, TILES, FURNITURE OR INTERFERE WITH THE INSTALLATION OF ARCHITECTURAL OR MILLWORK ELEMENTS.

6. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL ARCHITECTURAL DRAWINGS WITH ARCHITECTURAL SCHEDULES. ANY DISCREPANCY REASONABLY DISCOVERABLE WITH DUE DILIGENCE, SHALL BE NOTED AS A QUALIFICATION TO THE GENERAL CONTRACTOR'S BID SUBMISSION. ANY REASONABLY DISCOVERABLE DISCREPANCY NOT INDICATED AS A QUALIFICATION SHALL BE CONSTRUED IN FAVOR OF THE OWNER AT NO COST.

7. PROVIDE CONTROL JOINTS AT 30 MAX. INTERVALS, OR WHEN APPROPRIATE, IN CIP.

8. FIELD VERIFY ALL DIMENSIONS LOCATED IN EXISTING CONSTRUCTION PRIOR TO PROCEEDING WITH ANY WORK.

9. PROVIDE ACCESS PANELS WHERE PLUMBING AND HEATING VALVES, WATER SWITCHES, CRYSTEN PRESSURE SWITCHES, VENTILATION SPLITTER DAMPERS, ETC. ARE SHOWN ON MEP DRAWINGS. COORDINATE FINAL LOCATION WITH ARCHITECT.

SHEET NOTES

No	Date	Issue Description

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STREIT RESIDENCE

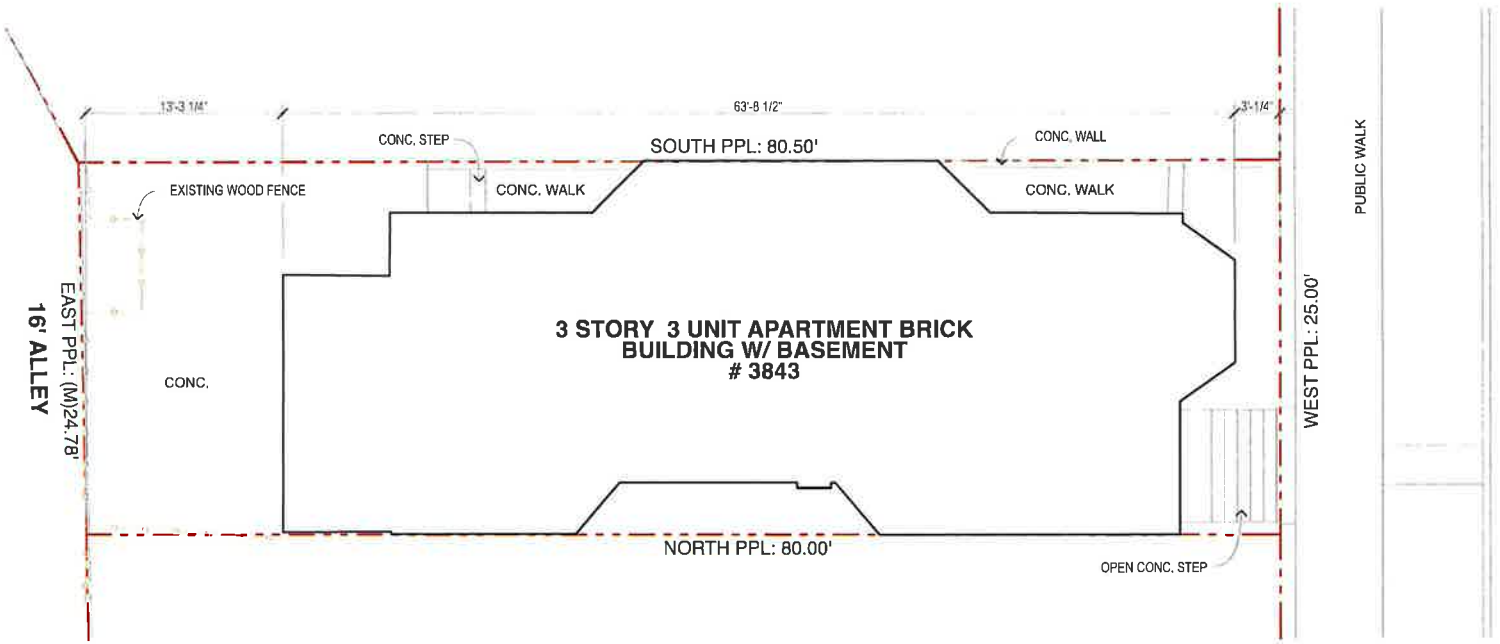
3841 N LAKEWOOD

3841 N LAKEWOOD

FLOOR PLANS

A1.1

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SITE PLAN

scale: 1/8" = 1' - 0"

0' 1' 2' 3' 5' 10'

ZONE DISTRICT:

RT-3.5 RESIDENTIAL TWO FLAT, TOWNHOUSE AND MULTI-UNIT DISTRICT

SITE DATA (per United Survey Service, LLC dated 11/06/2024)*:

LOT SIZE: 25.00' x 80.50' x 24.78' x 80.00'*
LOT AREA: 1,997.42 sq ft*
BUILDING SIZE: 1,315.05 sq ft*

BUILDING DATA

* FLOOR AREA (existing):
  - FIRST FLOOR 1,315.05 SQ FT
  - SECOND FLOOR 1,315.05 SQ FT
  - THIRD FLOOR 1,315.05 SQ FT
  - **TOTAL FLOOR AREA** 3,945.15 SQ FT (existing)
- MAXIMUM FLOOR AREA RATIO 1.05 (1,997.42 x 1.05 = 2,097.29 sq ft)
- EXISTING FLOOR AREA RATIO 1.96
- EXISTING FRONT YARD SETBACK 3'-1/4"
- EXISTING SIDE YARD SETBACK 0'-0" COMBINED SIDE SETBACK
- EXISTING FRONT YARD SETBACK 13'-3 1/4"
- EXISTING PARKING 0 (NO PARKING)
- BICYLE PARKING 3

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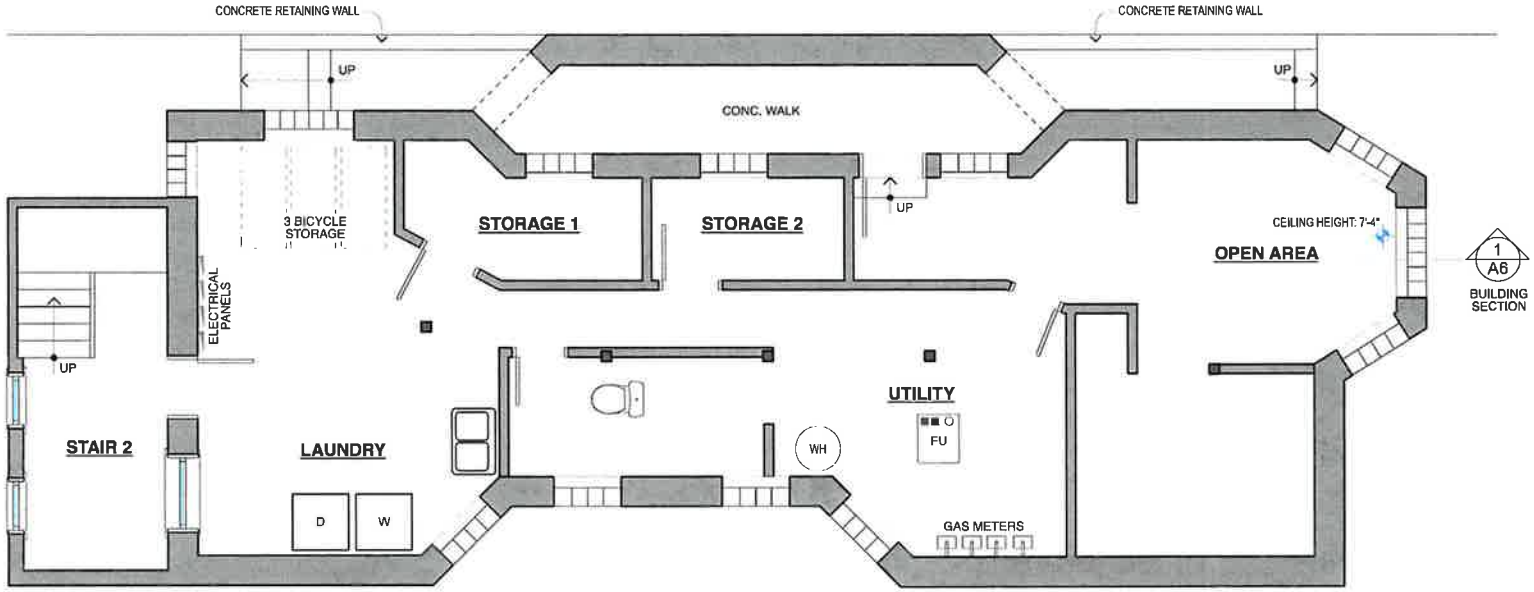
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ISSUE FOR REVIEW	10.27.2025
ISSUE FOR REVIEW	10.13.2025

3843
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Sheet Title: SITE PLAN AND DATA

A1

Sheet No.



BASEMENT PLAN - existing

scale: 3/16" = 1'-0"

FLOOR AREA: 1,315.05 SQ FT

0' 1' 2' 3' 5' 10'

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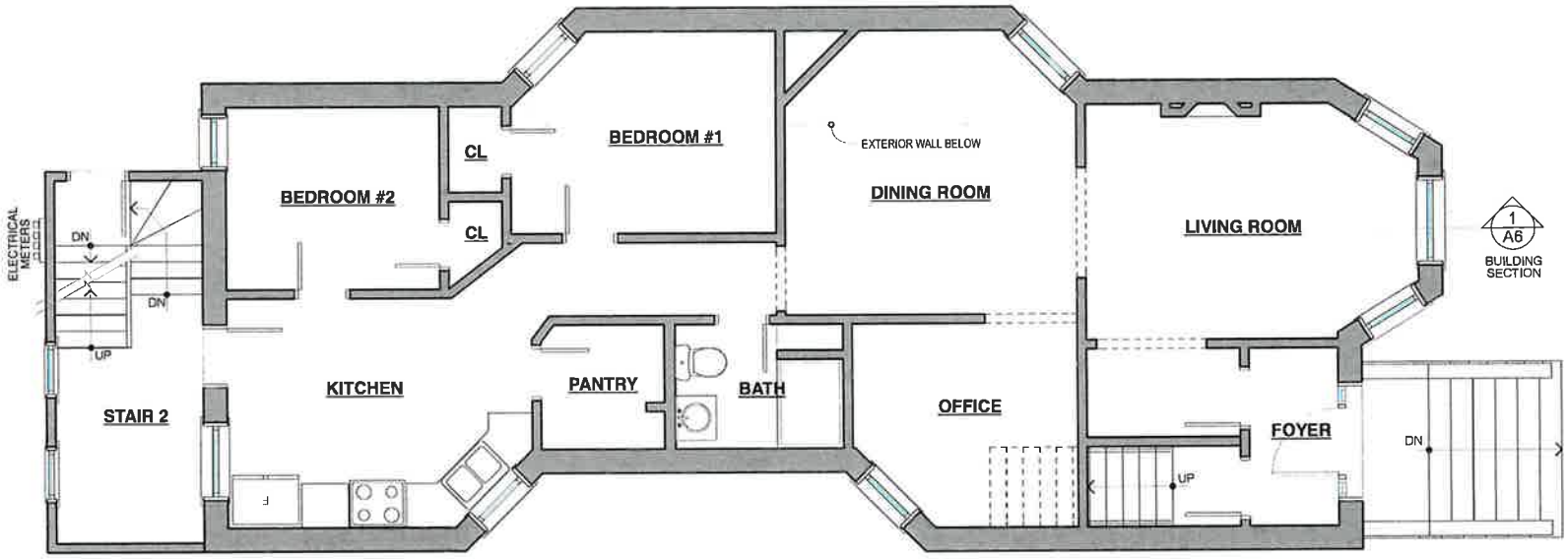
ISSUE FOR REVIEW	10.27.2025
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Sheet Title
FLOOR PLAN + DATA

A2

Sheet No.



FIRST FLOOR PLAN - existing

scale: 3/16" = 1'-0"

FLOOR AREA: 1,315.05 SQ FT

0' 1' 2' 3' 5' 10'

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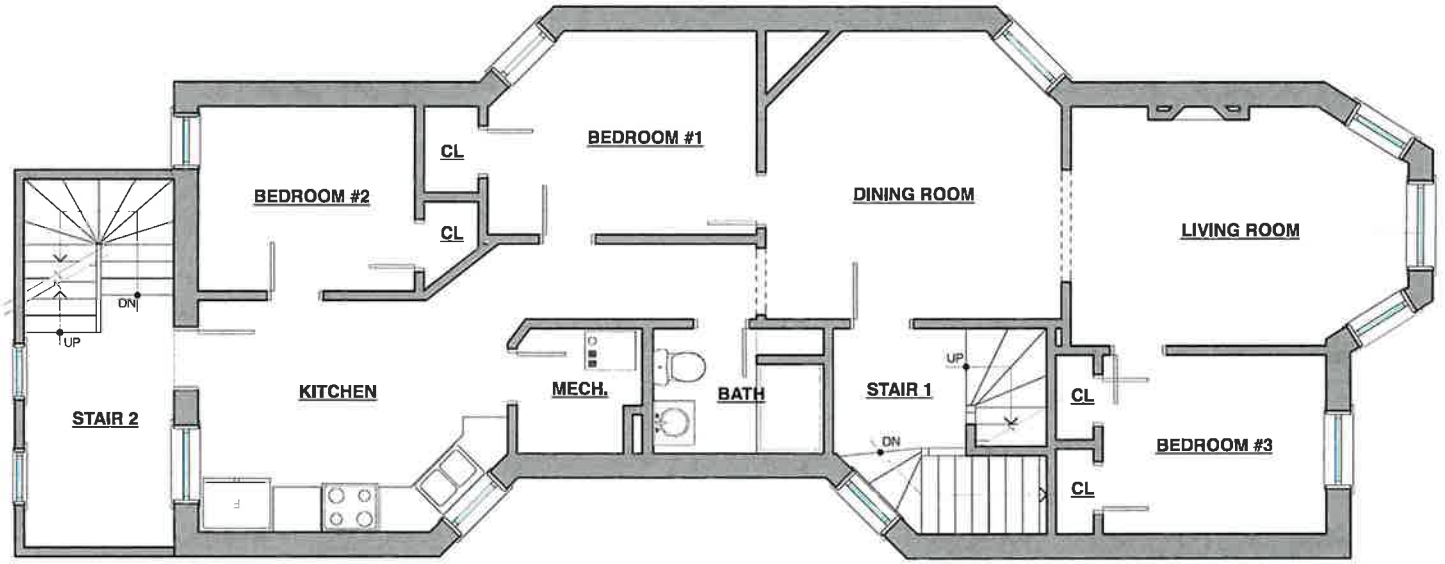
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Sheet Title
FLOOR PLAN

A3
Sheet No.



1 / A6 BUILDING SECTION

SECOND FLOOR PLAN - existing

scale: 3/16" = 1'-0"

FLOOR AREA: 1,315.05 SQ FT

0' 1' 2' 3' 5' 10'

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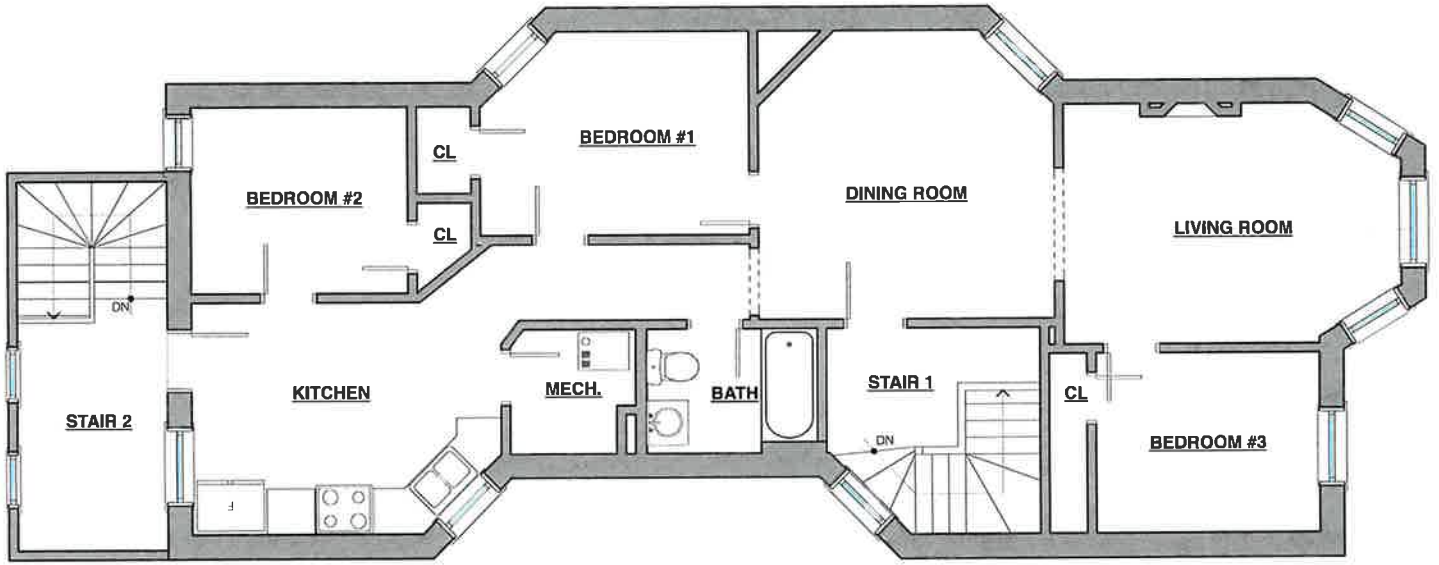
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Sheet Title
FLOOR PLAN

A4

Sheet No.



1 / A6 BUILDING SECTION

THIRD FLOOR PLAN - existing

scale: 3/16" = 1'-0"

FLOOR AREA: 1,315.05 SQ FT

0' 1' 2' 3' 5' 10'

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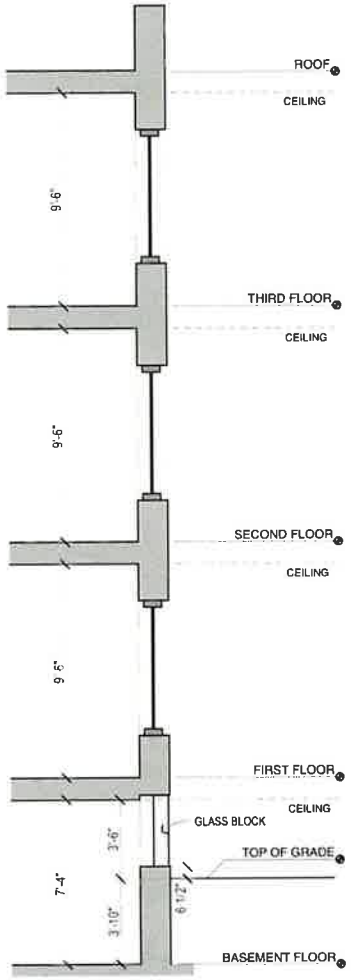
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A5

Sheet No.



EXISTING FRONT ELEVATION



1 BUILDING SECTION - existing

scale: 3/16" = 1'-0"

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Sheet Title
BUILDING SECTION / PHOTO

A6

Sheet No.