NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2878-80 South Throop Street / 2900-0 South Lyman Street
From RS-3 to B2-2

The Property
The subject property is located in an RS-3 zoning district, on the corner of South Throop Street and South Lyman Street. The area includes RS-3, RT-4 and B1 through B3 zoning districts and is improved with a mixture of residential, mixed use residential, and commercial buildings. The vicinity includes buildings constructed to include ground floor commercial use.

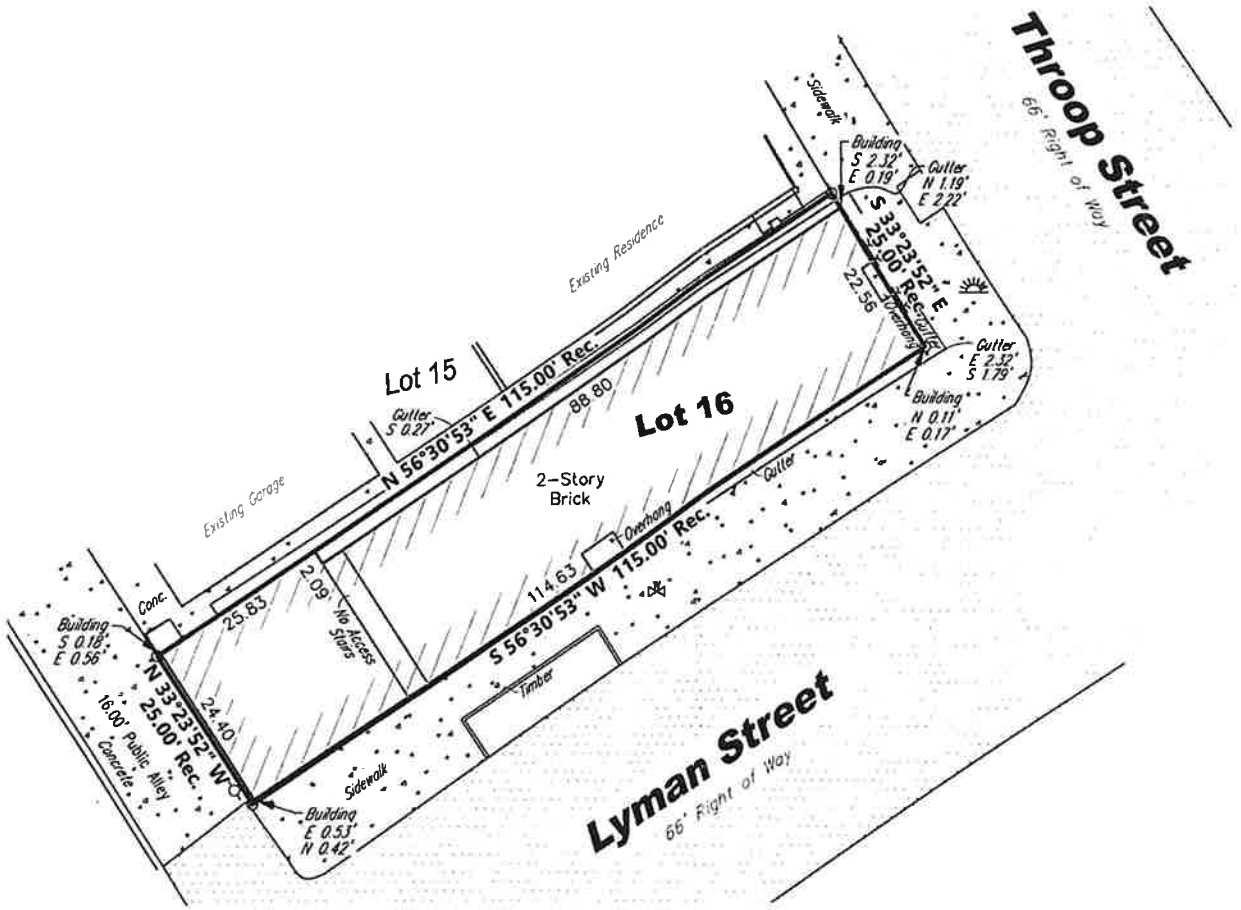
The subject property is improved with a two story mixed-use building (12.0' approximate height) built in the 1870's that includes vacant ground floor commercial space that previously included a funeral home for many years and later a small event space. The second floor includes one residential unit where the Applicants reside with their young family. There is an attached one-car garage.

The Project
Diane and Andrew Mack (the "Applicants") seek to legalize ground floor commercial use (approximately 2,000 square feet) to allow uses consistent with those allowed in a B2 zoned districts. The existing second floor unit will remain. There will be no changes to the building. The existing height and parking will remain.

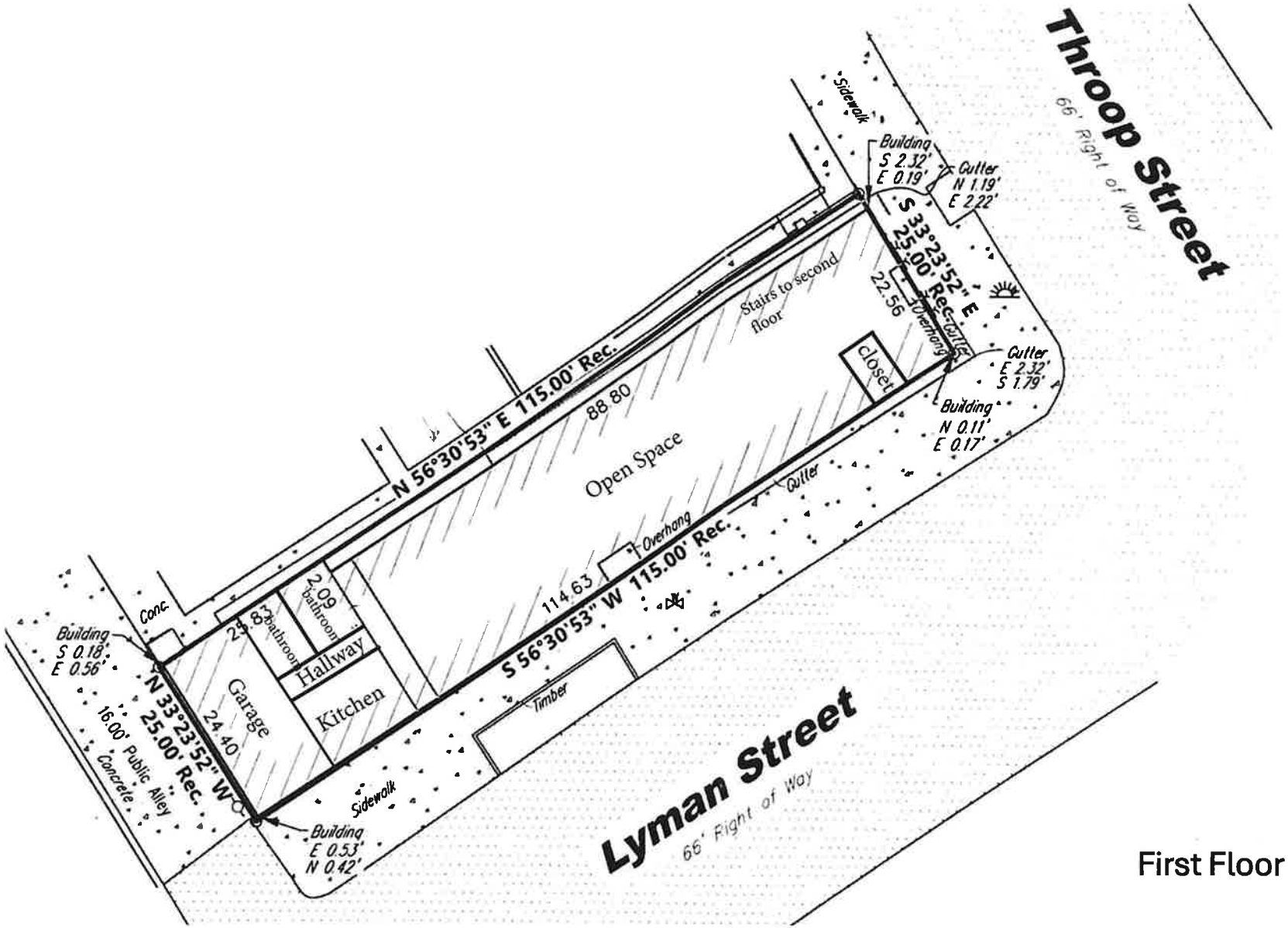
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,875 square feet	
Floor Area:	2,728 square feet (No change/ measurement approximate)	
Maximum FAR:	0.95 (No change)	
Residential Dwelling Units:	1 (No change)	
MLA Density:	2,875 square feet (No change)	
Height:	12.0' (No change / measurement approximate)	
Automobile Parking:	1 (No change)	
Setbacks (existing):	Front (Throop):	None (No change)
	Side (North):	2.32' (No change)
	Side (South):	None (No change)
	Rear (Alley):	None (No change)

A site plan, floor plan, and elevations photos are attached.
As there are no proposed building additions the existing setbacks will remain with no change.


Throop Street
66' Right of Way
Sidewalk
Building
S 2.32'
E 0.19'
Gutter
N 1.19'
E 2.32'
S 33°23'52" E
25.00' Rec.
22.56
Overhang
Gutter
E 2.32'
S 1.79'
Building
N 0.11'
E 0.17'
Existing Residence
Lot 15
Gutter
S 0.27'
N 56°30'53" E 115.00' Rec.
88.80
Lot 16
2-Story
Brick
Existing Garage
Gutter
Overhang
114.63
S 56°30'53" W 115.00' Rec.
Conc.
25.83
2.09'
No Access
Stairs
Building
S 0.18'
E 0.56'
N 33°23'52" W
25.00' Rec.
24.40'
16.00' Public Alley
Concrete
Timber
Sidewalk
Building
E 0.53'
N 0.42'
Lyman Street
66' Right of Way

Site Plan



First Floor Plan