

ZONING DATA - 6750 N. NORTHWEST HIGHWAY - WEST (TSL)

Address:	6750 N Northwest Hwy - West (TSL)
Lot Dimensions:	145.0' x 145.0'
Lot Area:	21,025 sqft
Existing Zoning District:	B3-1
Proposed Zoning District:	B2-5
Minimum Lot Area / D.U.:	200 sqft per Dwelling Unit
Maximum Dwelling Units:	$21,025 / 200 = 105$ Dwelling Units
Proposed Dwelling Units:	40 Dwelling Units Proposed
Floor Area Ratio (FAR):	5.0 (Max Ratio)
Maximum Floor Area:	$21,025 \text{ sqft} \times 5.0 = 105,125 \text{ sqft}$
Maximum Building Height:	80'-0"
Proposed Building Height:	79'-0"
Proposed Floor Area:	
First Floor:	7,221 sqft
Second Floor:	15,086 sqft
Third Floor:	15,086 sqft
Fourth Floor:	15,086 sqft
Fifth Floor:	15,086 sqft
Sixth Floor:	1,731 sqft
<i>Total:</i>	$69,296 \text{ sqft} < 105,125 \text{ sqft}$
Actual FAR:	$69,296 \text{ sqft} / 21,025 \text{ sqft} = 3.29$ Actual FAR
Required Yards:	
Front Yard Setback:	0'-0"
Side Yard Setback:	0'-0"
Rear Yard Setback:	30'-0"
Proposed Yards:	
Front Yard Setback:	0'-0"
Side Yard Setback (West):	7'-0"
Side Yard Setback (East):	0'-0"
Rear Yard Setback:	30'-0" for floors with D.U.
Residential Parking:	
Required Parking:	40 Parking Spaces
Provided Parking:	33 Parking Spaces (TSL REDUCTION)
Off Street Loading:	
Required Loading:	(1) 10'-0" x 25'-0" x 14'-0"H. Loading Berth
Provided Loading:	(1) Loading Berth
Bicycle Parking:	
Required:	40 Bicycle Parking Spaces
Provided:	40 Bicycle Parking Spaces

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Bicycle Parking:	
Required:	40 Bicycle Parking Spaces
Provided:	40 Bicycle Parking Spaces