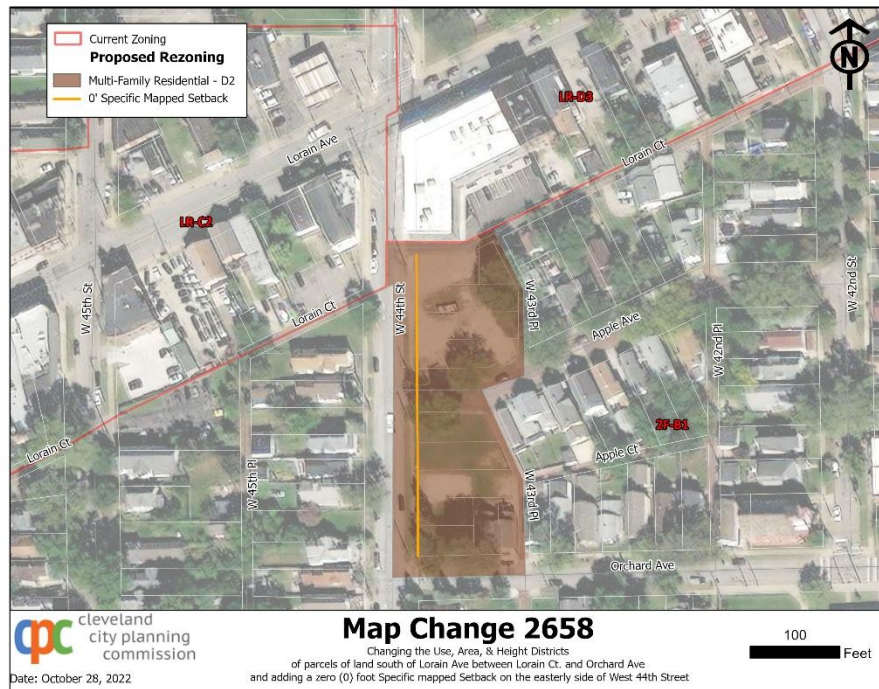


Map Change 2658

Development, Planning & Sustainability
January 10, 2023



Proposal

Changing the Use, Area & Height Districts of parcels of land south of Lorain Ave along W44th Street and adding a 0 foot specific mapped setback on the east side of W44th Street between Orchard Ave and Lorain Ct. (MC 2658)

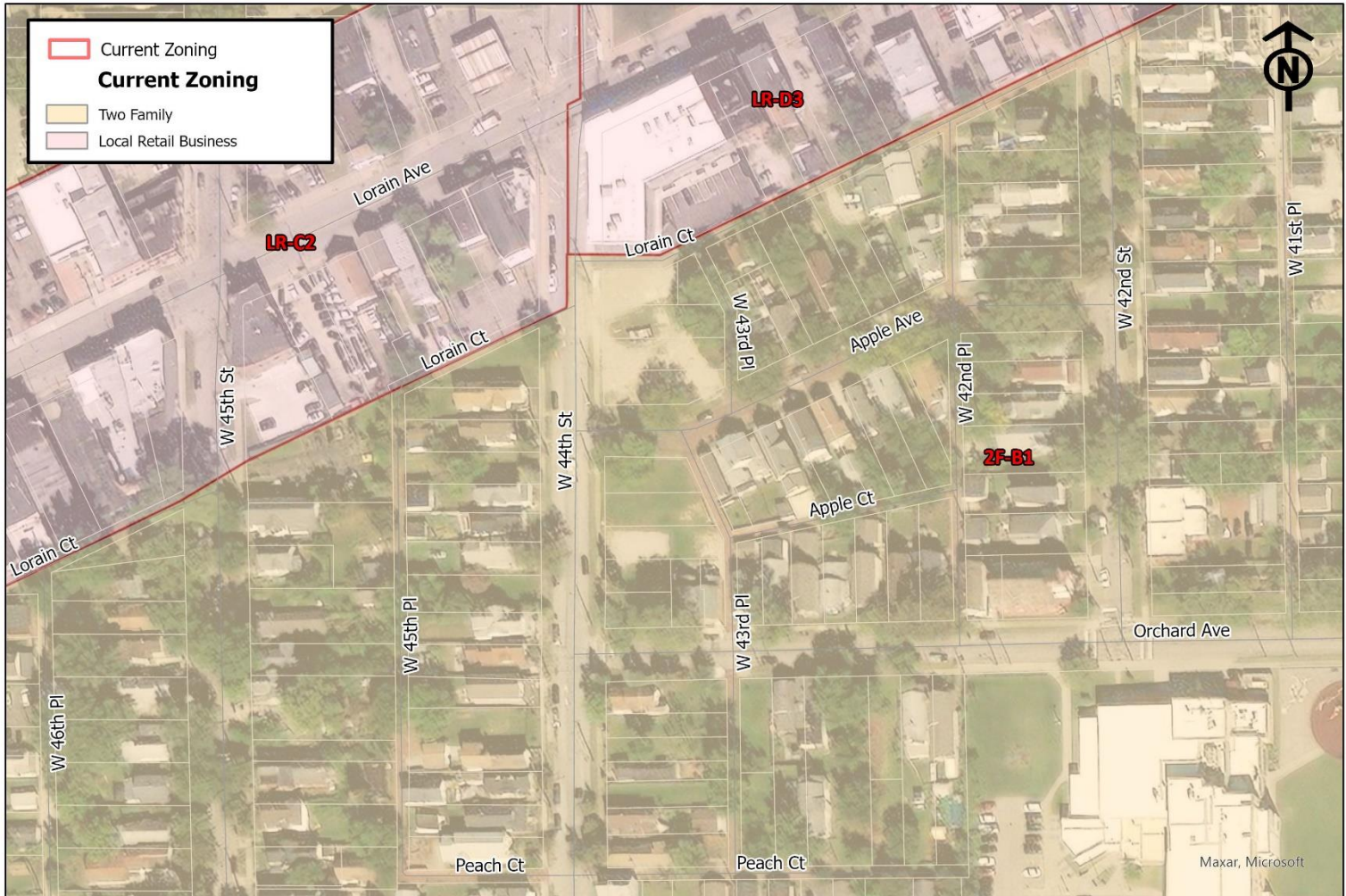
Purpose

- To promote redevelopment and enhance the character of the area.
 - To promote variety of housing typologies.



Existing Zoning

Two-Family B1



Map Change 2658

Changing the Use, Area, & Height Districts
of parcels of land south of Lorain Ave between Lorain Ct. and Orchard Ave
and adding a zero (0) foot Specific mapped Setback on the easterly side of West 44th Street

Date: October 28, 2022

100

Feet

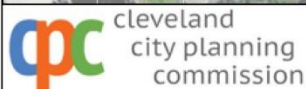
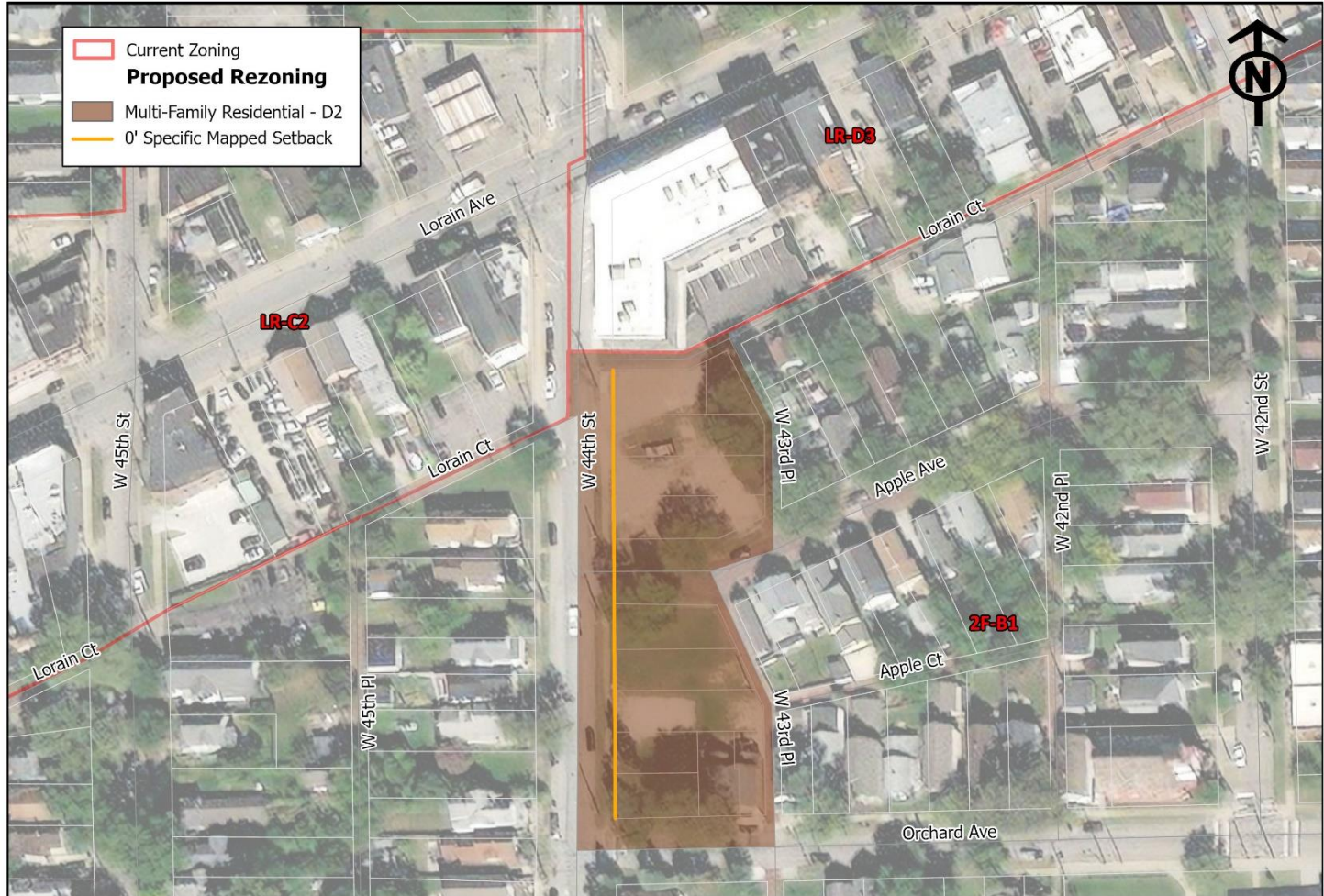
Existing Conditions



Proposed New Districts

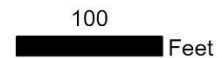
Multi-Family Residential - D2
0' Specific Mapped Setback

Map Change 2658



Map Change 2658

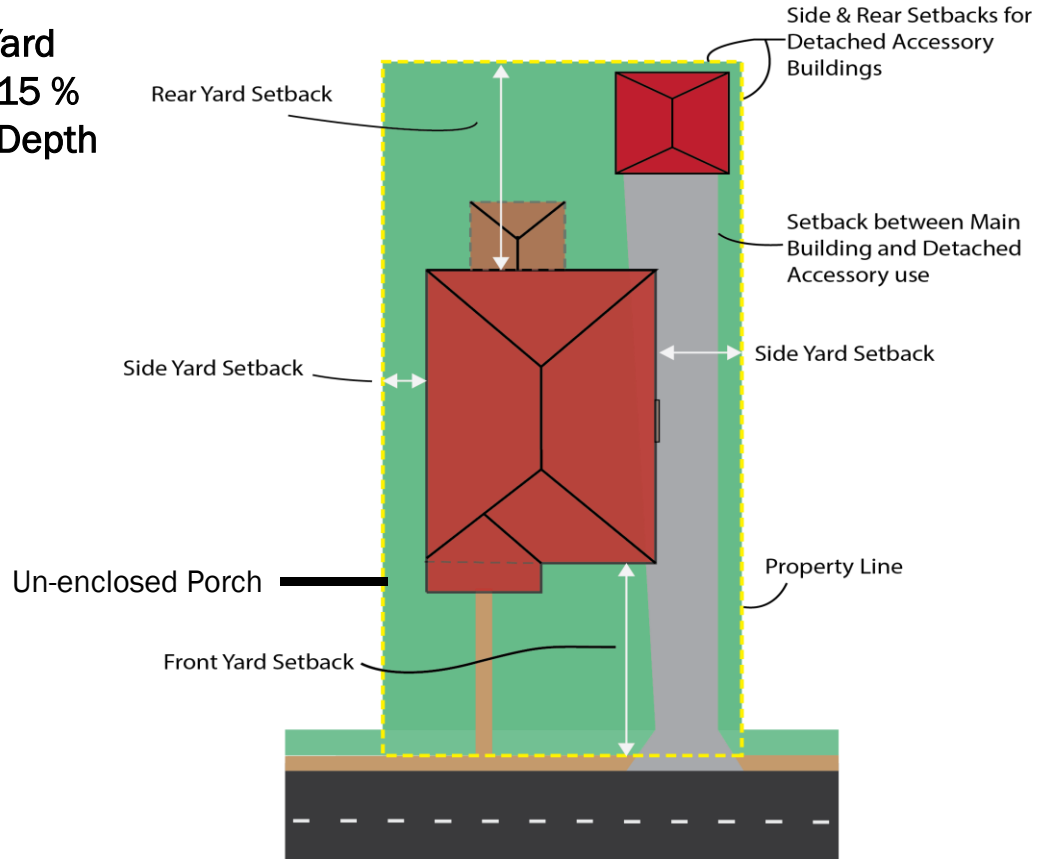
Changing the Use, Area, & Height Districts
of parcels of land south of Lorain Ave between Lorain Ct. and Orchard Ave
and adding a zero (0) foot Specific mapped Setback on the easterly side of West 44th Street



Date: October 28, 2022

Residential Yard (Setback) Requirements

**Front Yard
Req = 15 %
of Avg Depth
of Lot**



**Front, Rear
& Side Yard
Setbacks
Required for
all Main
Buildings in
Residential
Districts**



Mapped Setbacks





- Legend**
- AB American Beech
(*fagus grandifolia*)
 - BJ Blue Juniper (bush and arrow)
(*Juniperus squamata*)
 - HL Honeylocust
(*Gleditsia triacanthos*)
 - PL Pole Light
 - UL Landscape Lighting
 - WL1 Straight Arm Wall Sconce
 - WL2 Up/Down LED Wall Sconce

Overall Site Plan
Scale: 1"=20'-0" ©



View 5.
View from Lorain Ct.

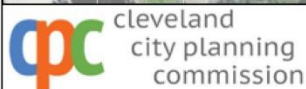
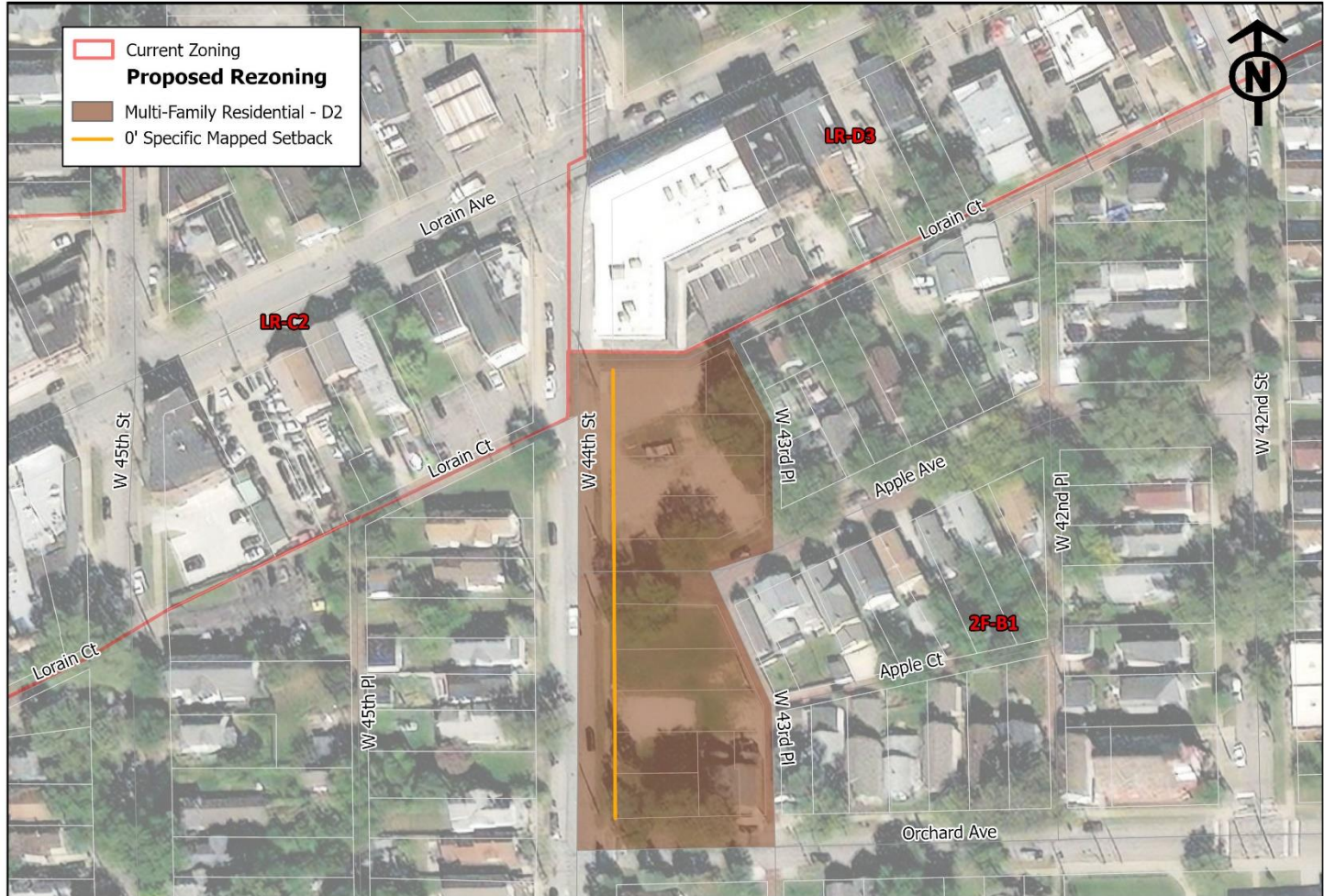


View 4.
View looking down W.44th St.

Proposed New Districts

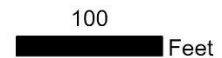
Multi-Family Residential - D2
0' Specific Mapped Setback

Map Change 2658



Map Change 2658

Changing the Use, Area, & Height Districts
of parcels of land south of Lorain Ave between Lorain Ct. and Orchard Ave
and adding a zero (0) foot Specific mapped Setback on the easterly side of West 44th Street



Date: October 28, 2022