1115 NORTH HERMITAGE REZONING INITIATIVE
EXISTING C1-2, MIXED-USE PROPERTY WITH 3 DWELLINGS AND 1 STOREFRONT.
PROPOSAL TO CONVERT TO B2-3, RESIDENTIAL PROPERTY WITH 7 DWELLING UNITS.

ZONING MAP: SUBJECT PROPERTY ADJACENT TO EXISTING B-ZONED PROPERTIES
Scale: N.T.S.  
PETITIONER: MARLAND HOBS, ON BEHALF OF WELLIE PARTNERS, LLC.
TRANSIT ORIENTED PATH, PRIMARILY ALONG PEDESTRIAN STREET, WITHIN 1320 FEET OF MASS TRANSIT.

Scale: N.T.S.

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
3 DWELLING UNITS ADDED ON TOP OF GARAGE

EXISTING GARAGE PARAPET HEIGHT

VIEW FROM STREET

VIEW FROM REAR ALLEY

VOLUME ISOMETRIC FOR PROPOSED PROPERTY ZONED AS B2-3

PETITIONER: MARLAND HOBS, ON BEHALF OF WELLIE PARTNERS, LLC.
EXISTING PROPERTY, ZONED C1-2

EXISTING 4-STORY MIXED-USE MASONRY BUILDING WITH 2-CAR GARAGE, 1 COMMERCIAL SPACE (1152sf) & 3 DWELLING UNITS (1790sf/FLOOR)

EXISTING 4-STORY RESIDENTIAL MASONRY BUILDING.
1st FLOOR: 3 BEDROOM ADAPTIBLE UNIT (1122sf)
2nd-4th: 2-BEDROOM UNITS (1370sf EACH)
EXISTING 4-CAR MASONRY GARAGE (920sf)
2nd-4th: 2-BEDROOM UNITS (930sf EACH)

EXISTING PROPERTY, ZONED C1-2

ALLOWABLE F.A.R. = 3209sf(2.2) = 7060sf
EXISTING F.A.R. = 6647sf
ALLOWABLE D.U. = 3209sf/1000sf = 3
EXISTING D.U. = 3

PROPOSED PROPERTY AS ZONED B2-3

EXISTING 4-STORY MASONRY GARAGE (920sf)
2nd-4th: 2-BEDROOM UNITS (830sf EACH)

ALLOWABLE F.A.R. = 3209sf(3.5) = 11,232sf
PROPOSED F.A.R. = 10,737sf
ALLOWABLE D.U. = 3209sf/400sf = 8
PROPOSED D.U. = 7
PARKING REQUIRED = 8(50%) = 4
PARKING PROPOSED = 7(50%) = 4

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
EXISTING 4-STORY RESIDENTIAL MASONRY BUILDING.

1st FLOOR: 3 BEDROOM ADAPTABLE UNIT (1122sf)

EXISTING 4-CAR MASONRY GARAGE (920sf)

2nd-4th: 2-BEDROOM UNITS ABOVE
EXISTING GARAGE (930sf EACH)

EXISTING 4-STORY RESIDENTIAL MASONRY BUILDING.

SECOND FLOOR PLAN

PROPOSED PROPERTY AS ZONED B2-3

PROPOSED D.U. = 7
TOD PARKING REQUIRED = 8(50%) = 4
PARKING PROPOSED = 7(50%) = 4

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
EXISTING STREET VIEW DOWN ALLEY

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
STREET VIEW DOWN ALLEY

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
EXISTING VIEW FROM NEIGHBORING 3RD FLOOR BALCONY

PETITIONER: MARLAND HOBB, ON BEHALF OF WELLIE PARTNERS, LLC.
VIEW FROM NEIGHBORING 3RD FLOOR BALCONY

PETITIONER: MARLAND HOBS, ON BEHALF OF WELLIE PARTNERS, LLC.
EXISTING VIEW FROM NEIGHBORING ROOF DECK

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
VIEW FROM NEIGHBORING ROOF DECK

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
EXISTING ALLEY VIEW TOWARD COURTYARD

PETITIONER: MARLAND HOBB, ON BEHALF OF WELLIE PARTNERS, LLC.
ALLEY VIEW TOWARD COURTYARD

PETITIONER: MARLAND HOBB, ON BEHALF OF WELLS PARTNERS, LLC.
EXISTING NEIGHBORING VIEW INTO COURTYARD

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
NEIGHBORING VIEW INTO COURTYARD

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
EXISTING VIEW FROM NEIGHBORING 3RD FLOOR BALCONY TOWARD COURTYARD

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
VIEW FROM NEIGHBORING 3RD FLOOR BALCONY TOWARD COURTYARD

PETITIONER: MARLAND HOBS, ON BEHALF OF WELLIE PARTNERS, LLC.
EXISTING NEIGHBORING ROOF DECK VIEW DOWN INTO COURTYARD

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
NEIGHBORING ROOF DECK VIEW DOWN INTO COURTYARD

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
EXISTING ALLEY VIEW LOOKING NORTHWEST

PETITIONER: MARLAND HOBS, ON BEHALF OF WELLIE PARTNERS, LLC.
ALLEY VIEW LOOKING NORTHWEST

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.
ZONING MAP: SUBJECT PROPERTY ADJACENT TO EXISTING FRONT & BACK PROPERTIES

PETITIONER: MARLAND HOBBS, ON BEHALF OF WELLIE PARTNERS, LLC.