

BUILDING DEPARTMENT
INTEROFFICE COMMUNICATION

Date 1/10/77

To: BLDG DEPT.

From: Ron Sonnenberg

Subject: 1051 DODD ST, "C" ZONE

DON BERGSTEDT INQUIRED AS TO REMODELING BUILDING @ SAID ADDRESS INTO A MULTI-FAMILY DWELLING (3 dwellings).

INFORMED HIM OF THE FOLLOWING:

- 1.) PROPOSED USE IS PERMITTED IN "C" ZONE UNDER SEC. 85.15 (a), (3).
- 2.) MIN. LOT SIZE FOR PROPOSED USE IS 2,000 sq. ft. per DWELLING UNIT OR A TOTAL OF 6000 SQ. FT. FOR 3 DWELLING UNITS.
 $144 \times 66 = 9,504 \text{ sq. ft.}$
- 3.) MIN. REAR SETBACK DISTANCE FOR BUILDINGS OF 20'.
- 4.) MIN. OF TWO OFFSTREET PARKING SPACES PER DWELLING UNIT OR TOTAL OF 6 SPACES.
- 5.) ALL FIRE ESCAPES OR STAIRWAYS TO 2nd OR HIGHER FLOORS TO BE COMPLETELY ENCLOSED WITHIN CONVERTED BUILDING

RSB,

NOTE: 1/20/77

TO THE SOUTH PROPERTY LINE IS A 16' ALLEY. COULD BUILD SOLAR HEAT PLATES UP TO ALLEY R/W IS MAINTAIN MIN OF 20% TOTAL SIDE SETBACKS. *AWJ*