

2429 Lyndale Avenue Four-plex

Proposed use and Project Description

March 16, 2017

The proposed project is located at 2429 Lyndale Avenue South in the Whittier Alliance Neighborhood. The site is a single lot with an area of 4,953 sf (0.11 acres). The lot is zoned OR2, and has no overlay districts. Multiple-family housing is a permitted use within the OR2 zoning district.

The project is a new 4 story, 4 Unit apartment building that will replace a 2-1/2 story house. The total building height is 45'-5" feet measured to the top of the parapet and 52'-8" feet to the top of the roof deck access stairs. The building is set back 21'-9" feet from the Lyndale Ave property line, 30'-3" from the alley side property line, 11'-0" from the north side yard property line, and 7'-11" from the south side yard property line. The units are all multistory units, each with at-grade front doors. Two units are 2-story units that occupy the basement and 1st floors. The other 2 units occupy the 2nd, 3rd and 4th stories. The upper two units have access to private roof top decks. Exterior materials are cementitious lap siding, cementitious panel siding, vinyl windows. Parking is provided off the alley as 3 surface stalls and an enclosed garage.

The project will require the following variances

1. Nonconforming lot size under 5000 sf.
2. Setback variance for the south side yard setback.

Project Information:

Address: 2429 Lyndale Avenue S

Applicant: LDCM Real Estate

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