



Presubmission Conference Details

Project Name: 4th Ave Transitional
Housing
Permit Number: 21-3707
Address: 1600 4TH AVE E
Parcel Number: 74300100100
Parcel Owner: SONKIS INVESTMENTS LLC
Applicant: Miller, Garner
Date: 07/28/2021

Proposed Project Description: ***Renovate existing office building into transitional housing***

Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):	19602
Parcel Area - To Be Added (Sq. Ft.):	0
Parcel Area - Total (Sq. Ft.):	19602
Number of Lots – Existing:	1
Number of Lots - To Be Added:	0
Number of Lots – Total:	1
IBC Building Type – Existing:	
IBC Building Type - To Be Added:	
Occupancy Type – Existing:	B
Occupancy Type - To Be Added:	R-2
Number of Buildings – Existing:	1
Number of Buildings - To Be Added:	0
Number of Buildings – Total:	1
Building Height - Existing (Ft.):	11
Building Height - To Be Added (Ft.):	0
Building Height - Total (ft.):	11
Number of Stories - Existing (Including Basement):	2
Number of Stories - To Be Added (Including Basement):	0
Number of Stories - Total (including basement):	2
Basement - Existing (sq. ft.):	1000
Basement - To Be Added (sq. ft.):	0
Basement - Total (sq. ft.):	1000
Ground Floor - Existing (sq. ft.):	4566
Ground Floor - To Be Added (sq. ft.):	0
Ground Floor - Total (sq. ft.):	4566

Second Floor - Existing (sq. ft.):	0
Second Floor - To Be Added (sq. ft.):	0
Second Floor - Total (sq. ft.):	0
Remaining Floors - Existing (sq. ft.):	0
Remaining Floors - To Be Added (sq. ft.):	0
Remaining Floors - Total (sq. ft.):	0
Gross Floor Area of Building - Existing (sq. ft.):	5566
Gross Floor Area of Building - To Be Added (sq. ft.):	0
Gross Floor Area of Building - Total (sq. ft.):	5566
Landscape Area - Existing (sq. ft.):	4900
Landscape Area - To Be Added (sq. ft.):	0
Landscape Area - Total (sq. ft.):	4900
Paved Parking - Existing (sq. ft.):	2940
Paved Parking - To Be Added (sq. ft.):	0
Paved Parking - Total (sq. ft.):	2940
Number of Parking Spaces – Existing:	11
Number of Parking Spaces - To Be Added:	0
Number of Parking Spaces – Total:	11
Bicycle Parking - Existing (spaces):	0
Bicycle Parking - To Be Added (spaces):	2
Bicycle Parking - Total (spaces):	2
Total Impervious Area - Existing (sq. ft.):	14722
Total Impervious Area - To Be Added (sq. ft.):	0
Total Impervious Area - Total (sq. ft.):	14722
Sewer – Existing:	City Sewer
Sewer - To Be Added:	Not Applicable
Water – Existing:	City Water Service
Water - To Be Added:	Not Applicable
Primary Contact Name:	Garner Miller
Primary Contact Email Address:	garnerm@msgsrch.com
Primary Contact Phone Number:	3609704412
Owner or Agent:	Owner's Agent