



Presubmission Conference Details

Project Name: 1115 Wheeler Ave SE
Permit Number: 21-2993
Address: 1115 WHEELER AVE SE
Parcel Number: 78306600100
Parcel Owner: 1115 WHEELER LLC
Applicant: Terranova, John
Date: 06/18/2021

Proposed Project Description: ***Divide property into 2 or 3 buildable lots for building low-income rental housing. Tear down existing dilapidated house.***

Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):	15650
Parcel Area - To Be Added (Sq. Ft.):	0
Parcel Area - Total (Sq. Ft.):	15650
Number of Lots – Existing:	1
Number of Lots - To Be Added:	2
Number of Lots – Total:	3
IBC Building Type – Existing:	
IBC Building Type - To Be Added:	
Occupancy Type – Existing:	<i>single family</i>
Occupancy Type - To Be Added:	<i>single family</i>
Number of Buildings – Existing:	1
Number of Buildings - To Be Added:	3
Number of Buildings – Total:	3
Building Height - Existing (Ft.):	0
Building Height - To Be Added (Ft.):	20
Building Height - Total (ft.):	20
Number of Stories - Existing (Including Basement):	0
Number of Stories - To Be Added (Including Basement):	2
Number of Stories - Total (including basement):	2
Basement - Existing (sq. ft.):	<i>n/a</i>
Basement - To Be Added (sq. ft.):	0
Basement - Total (sq. ft.):	0
Ground Floor - Existing (sq. ft.):	0
Ground Floor - To Be Added (sq. ft.):	4500

Ground Floor - Total (sq. ft.):	4500
Second Floor - Existing (sq. ft.):	0
Second Floor - To Be Added (sq. ft.):	2550
Second Floor - Total (sq. ft.):	2550
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.):	0
Gross Floor Area of Building - To Be Added (sq. ft.):	7050
Gross Floor Area of Building - Total (sq. ft.):	7050
Landscape Area - Existing (sq. ft.):	0
Landscape Area - To Be Added (sq. ft.):	2000
Landscape Area - Total (sq. ft.):	2000
Paved Parking - Existing (sq. ft.):	0
Paved Parking - To Be Added (sq. ft.):	1000
Paved Parking - Total (sq. ft.):	1000
Number of Parking Spaces – Existing:	0
Number of Parking Spaces - To Be Added:	6
Number of Parking Spaces – Total:	6
Bicycle Parking - Existing (spaces):	0
Bicycle Parking - To Be Added (spaces):	0
Bicycle Parking - Total (spaces):	0
Total Impervious Area - Existing (sq. ft.):	0
Total Impervious Area - To Be Added (sq. ft.):	5500
Total Impervious Area - Total (sq. ft.):	5500
Sewer – Existing:	Septic System
Sewer - To Be Added:	City Sewer
Water – Existing:	City Water Service
Water - To Be Added:	City Water Service
Primary Contact Name:	John Terranova
Primary Contact Email Address:	johnte@mac.com
Primary Contact Phone Number:	360-870-0233
Owner or Agent:	Property Owner