

17-13-0303-C(1) Type 1 Narrative & Plans – 2230-32 North Wayne Avenue

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

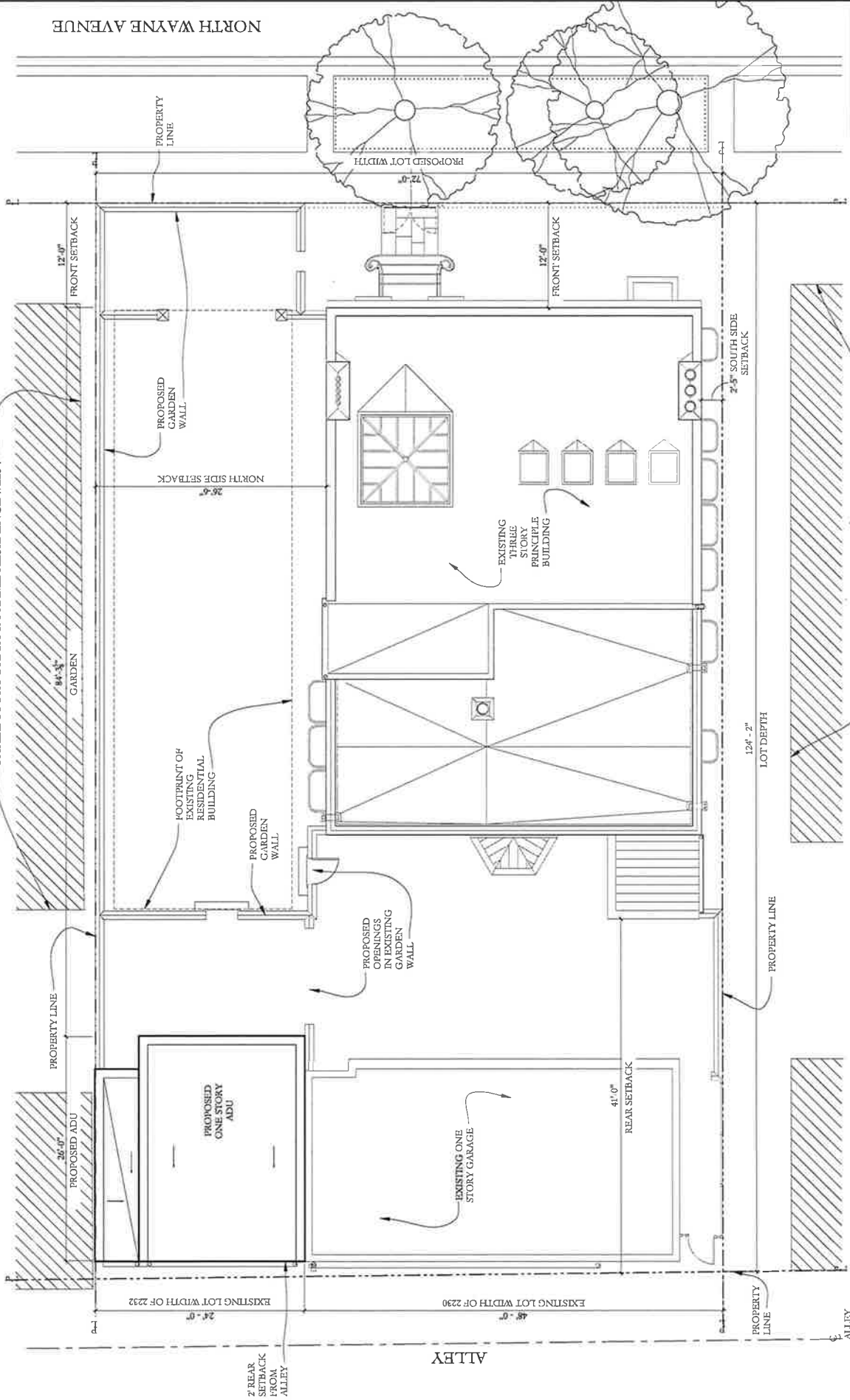
Lot Area: Approximately 8,938.8 sq. ft.

Proposed Land Use: The Applicant is seeking to establish a uniform zoning district, remove the existing single family home and detached garage at 2232 North Wayne Avenue, maintain the existing single family home and detached garage at 2230 North Wayne Avenue, and construct a one-story addition, that will contain an ADU, to the existing detached garage at 2230 North Wayne Avenue. The existing principal single family home at 2230 North Wayne Avenue will remain without change and the proposed addition to the existing detached garage will contain approximately 605 sq. ft. of total floor area and measure approximately 16 ft.-4 in. tall. Pursuant to Sec. 17-13-0300 optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback to 12 ft. and the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

- (A) The Project's Floor Area Ratio: 7,646 square feet (0.86 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 4,469.4 square feet
(2 residential units proposed)
- (C) The amount of off-street parking: 4 parking spaces
- (D) Setbacks:
 - a. Front Setback: 12 feet (existing)
 - b. Side Setbacks:
 - North Side: 26 feet- 6 inches (proposed)
 - South Side: 2 feet-5 inches (existing)
 - c. Rear Setback: 41 feet (existing)
- (E) Building Height: 42 feet-6 inches (existing)

NORTH WAYNE AVENUE

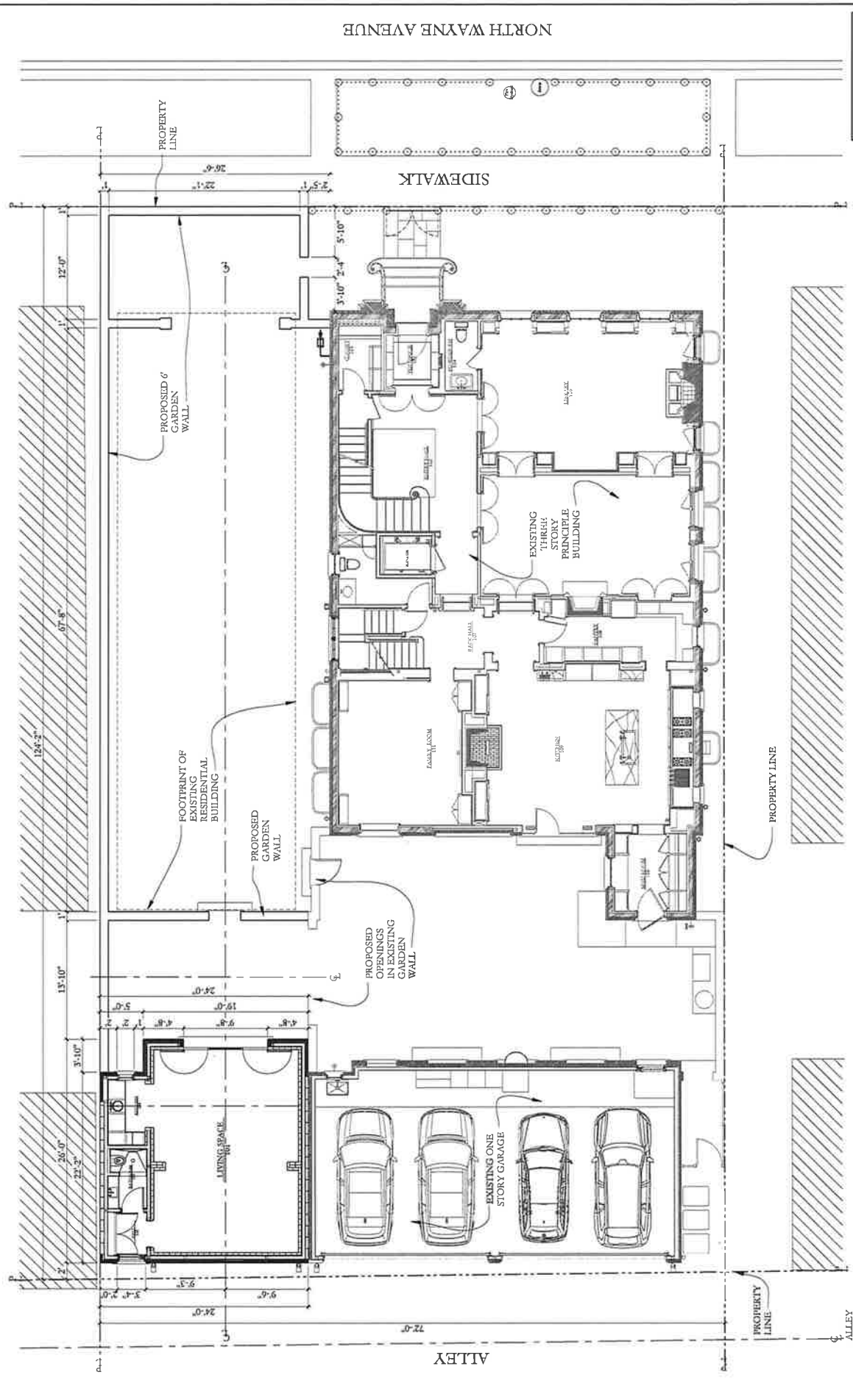
THREE STORY BRICK & FRAME RESIDENCE #2234

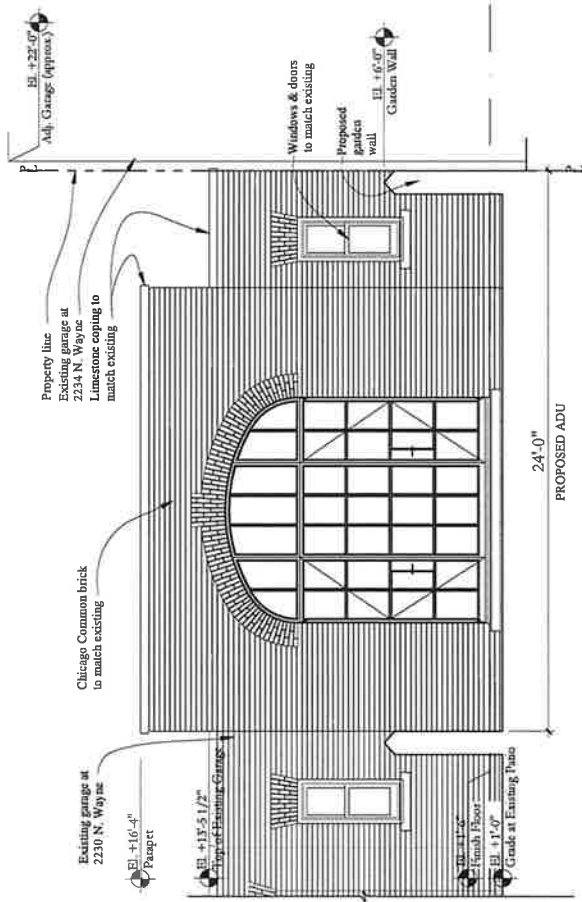


TWO STORY BRICK & FRAME RESIDENCE #2224

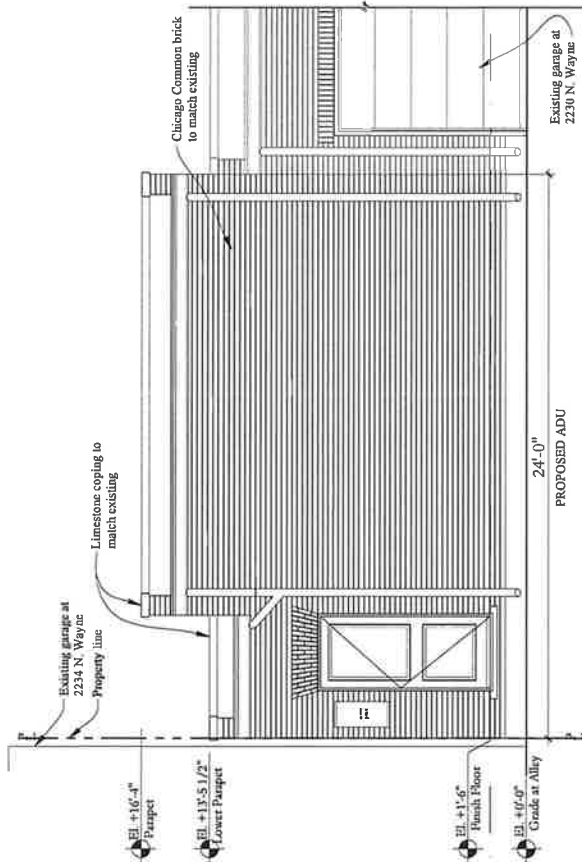
01 SITE PLAN
ALL SCALE: 1/4" = 1'-0"

CLARK FLANAGAN	
REGISTERED ARCHITECT	
STATE OF CALIFORNIA	
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1000 MAIN STREET, SUITE 100	
SAN FRANCISCO, CA 94102	
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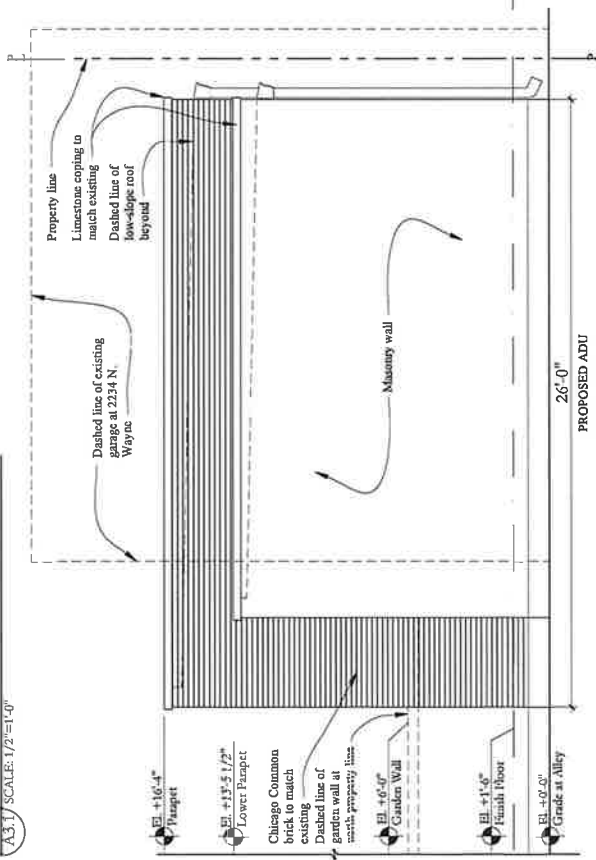




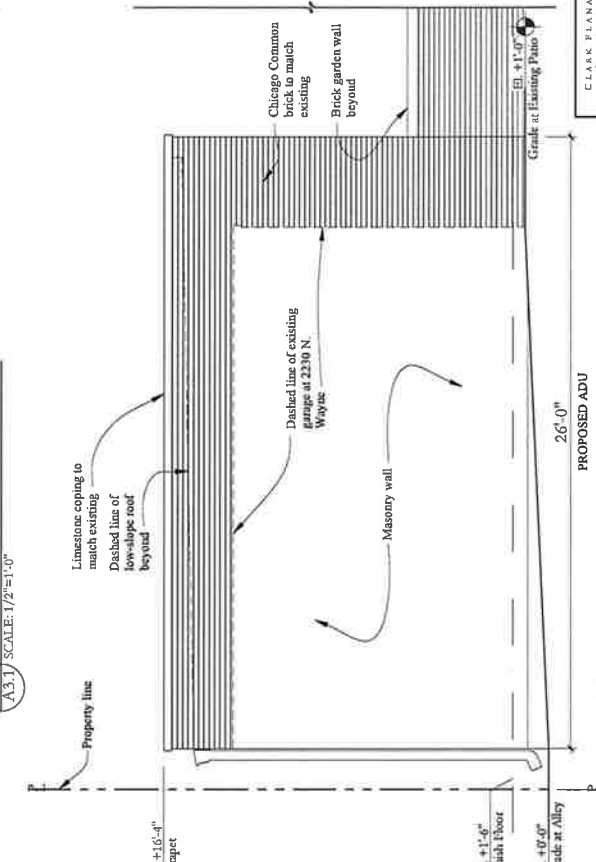
01 ADU EAST ELEVATION
A3.1 SCALE: 1/2"=1'-0"



02 ADU WEST ELEVATION
A3.1 SCALE: 1/2"=1'-0"



03 ADU NORTH ELEVATION
A3.1 SCALE: 1/2"=1'-0"



04 ADU SOUTH ELEVATION
A3.1 SCALE: 1/2"=1'-0"