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22729T1

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2006 South Allport Street
From RT-4 to RM-5.5

The Property and Project

The property is a vacant lot. The Applicant, Teh H. Chan, proposes to construct a three-story residential building (36'-6" height) with six residential units and three required parking spaces. Six bicycle spaces will be provided. Required 216.0 square feet of open space will be located on a proposed roof deck of the building.

Only 50% of parking is required as of right as the property is located in a Transit Served Location and is approximately 2,200 feet more or less from the Ashland (Route 9) Bus Corridor.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-5.5, Residential Multi-Unit District. The Applicant also seeks Type-1 application Variation relief under section 17-13-0300(D) as follows: 1) an optional variation to reduce the required front yard setback from 15.0 feet to 6.0 feet per section 17-2-0305-B as allowed under section 17-13-1101-B; 2) an optional variation to reduce the north side setback from 2.0 feet to 1.0 foot per section 17-2-0309-A as allowed under section 17-13-1101-B (south side setback to be 3.0 feet); 3) an optional variation to reduce the combined side yard from the required 4.8 feet to 4.0 feet per section 17-2-0309-A as allowed under section 17-13-1101-B; 4) an optional variation to reduce the required rear yard setback from 37.6 feet to 8.0 feet per section 17-2-0306-C as allowed under section 17-13-1101-B.

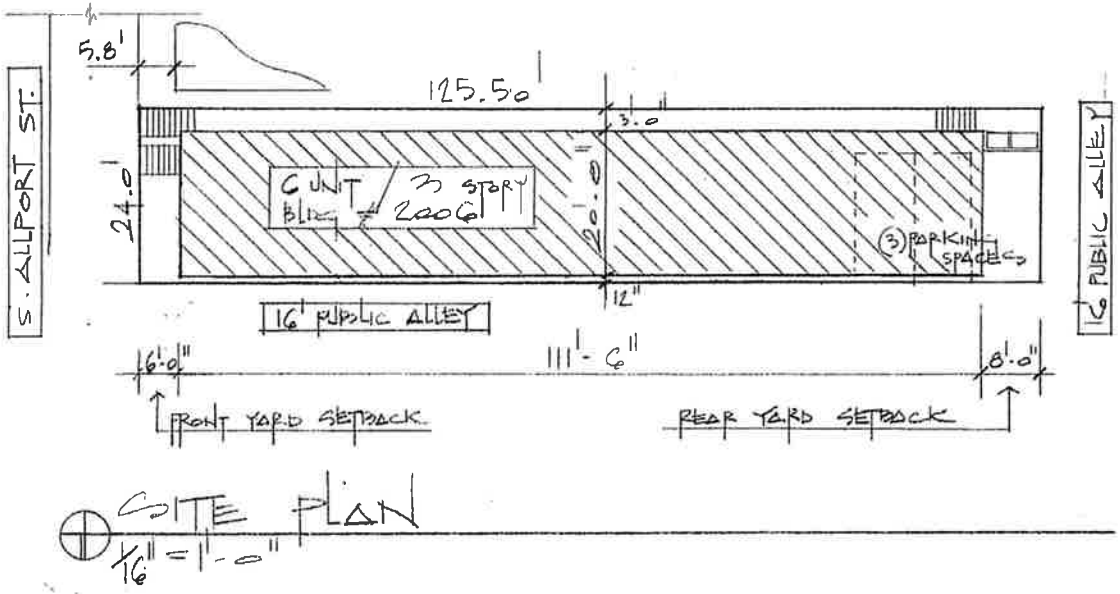
The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,012 square feet	
Maximum FAR:	2.50	
Floor Area:	6,360 square feet	
Residential Dwelling Units:	6	
MLA Density:	502	
Height:	36'-6"	
Bicycle Parking:	6	
Automobile Parking:	3*	
Rear Yard Open Space:	None required in RM5.5	
On-Site Open Space:	216.0 square feet on roof top deck	
Setbacks:	Front (Allport):	6.0 feet**
	North (alley):	1.0 feet**
	South:	3.0 feet
	Rear (west/alley):	8.0 feet**

A set of plans is attached.
* Only 50% of parking is required as of right as the property is located in a Transit Served Location.
** The Applicant seeks setback relief under section 17-13-0300(D).

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ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
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SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION		
LOT AREA 24' x 125.5' =	3,012	S.F.
FAR RM 5.5	2.5	
MAX. BUILDABLE	7,530	S.F.
BASEMENT	0	
1ST FLOOR	1,760	S.F.
2ND FLOOR	2,300	S.F.
3RD FLOOR	2,300	S.F.
TOTAL	6,360	S.F.

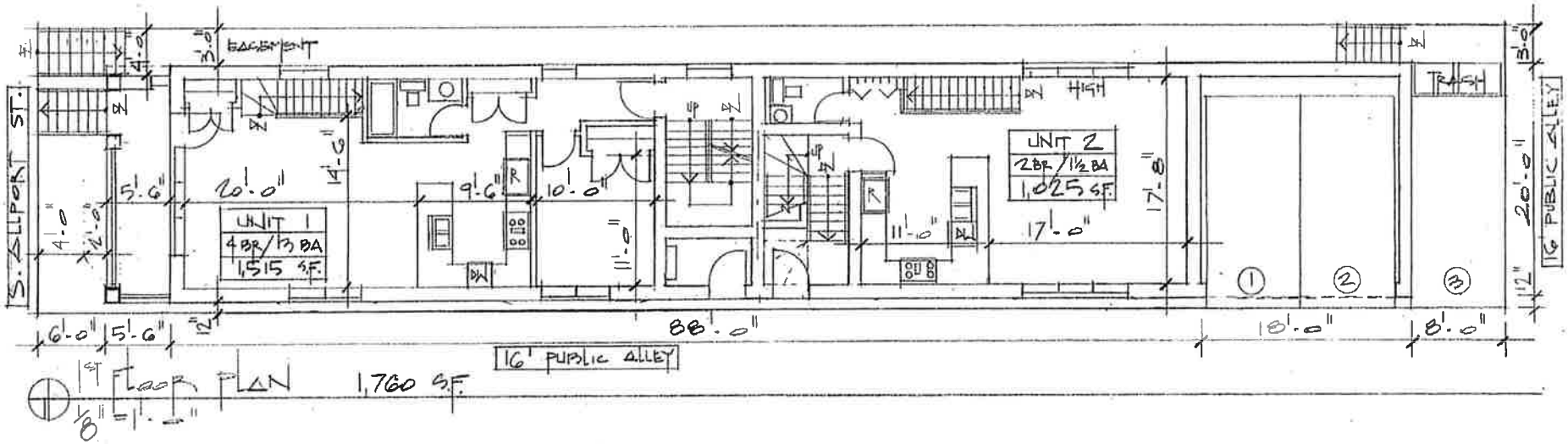
ZONING RELIEF :
- FRONT YARD SETBACK (6'-0")
- REAR YARD SETBACK (8'-0")
- NUMBER OF CARS 50% REDUCTION (3)

NOTE : 216 S.F. (36 S.F. PER UNIT) OPEN SPACE IS LOCATED ON THE ROOF

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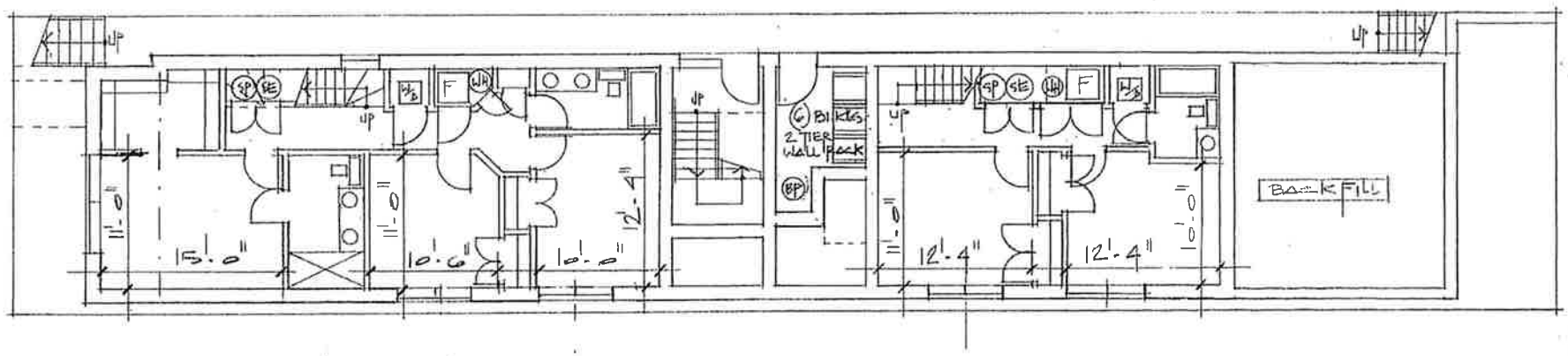
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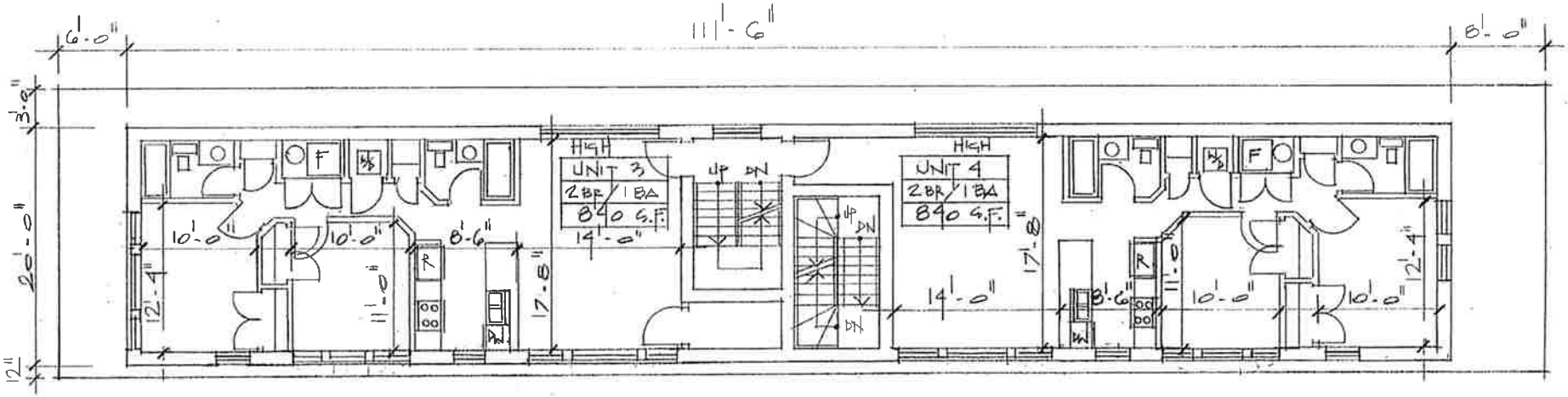


BASEMENT FLOOR PLAN
1/8" = 1'-0"

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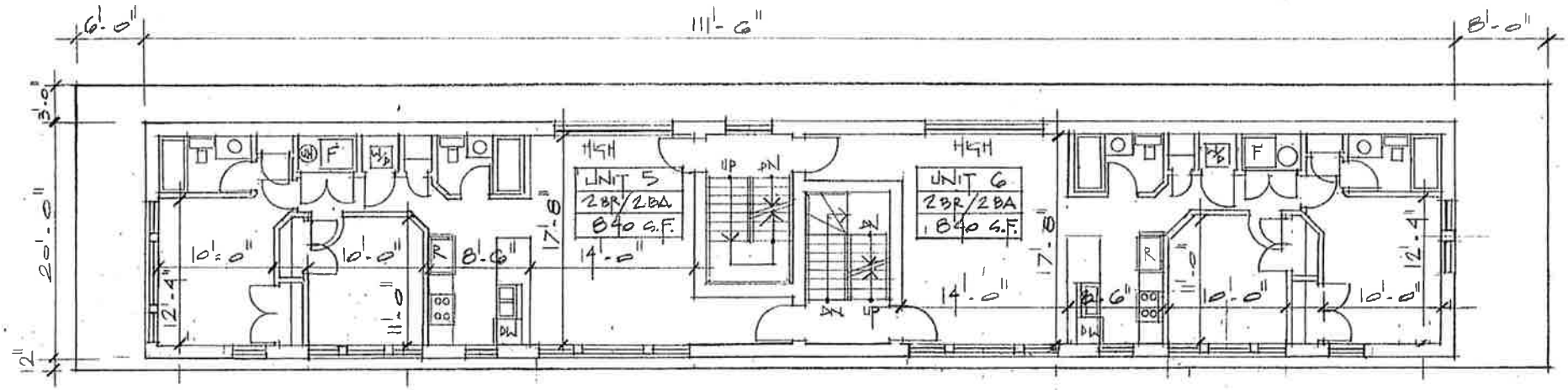


2nd Floor Plan 2,300 S.F.
1/8" = 1'-0"

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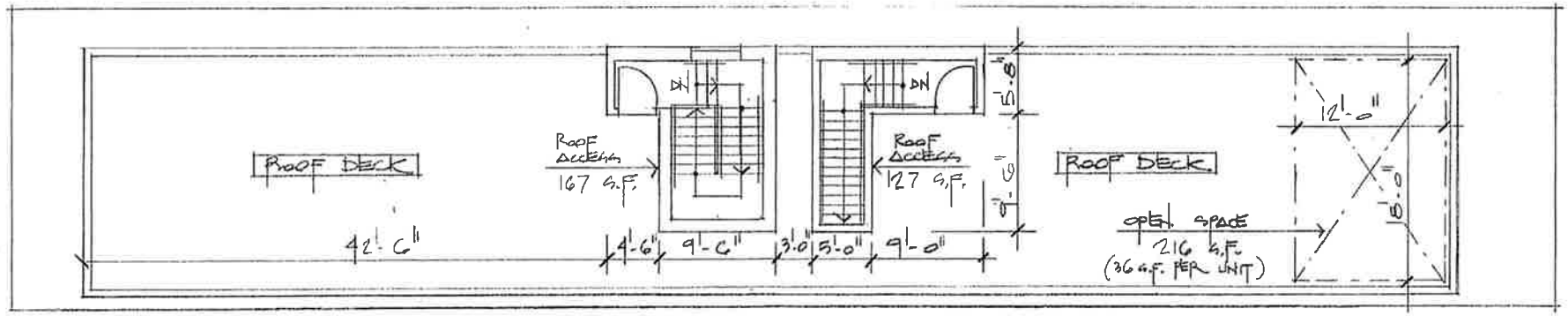


3rd Floor PLAN · 2,300 S.F.
1/8" = 1'-0"

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ROOF PLAN
1/8" = 1'-0"

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NORTH ELEVATION
1/8" = 1'-0"

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