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File Number: 23152-T1

17-13-0303-C(1) Type 1 Narrative & Plans – 3439 South Morgan Street, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: Approximately 3,250 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story residential building, with a basement, that will contain six (6) dwelling units. The proposed building will measure 44 ft.-8 in. in height and will be supported by three (3) off-street parking spaces at the rear. Pursuant to Sec. 17-13-1003-EE optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking space requirement from six (6) parking spaces to three (3) parking spaces and 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: 7,500 square feet (2.31 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 541.67 square feet per D.U. (6 residential units)

(C) *The amount of off-street parking: 3 parking spaces

*Pursuant to Sec. 17-13-1101-D, the Applicant is seeking to reduce the number of off-street parking spaces from the required 6 parking spaces to 3 parking spaces.

(D) Setbacks:

a.	Front Setback:	zero
b.	Side Setbacks:	
	North Side:	zero
	South Side:	3 feet
c.	Rear Setback:	30 feet

(E) Building Height: 44 feet-8 inches

SOUTH MORGAN

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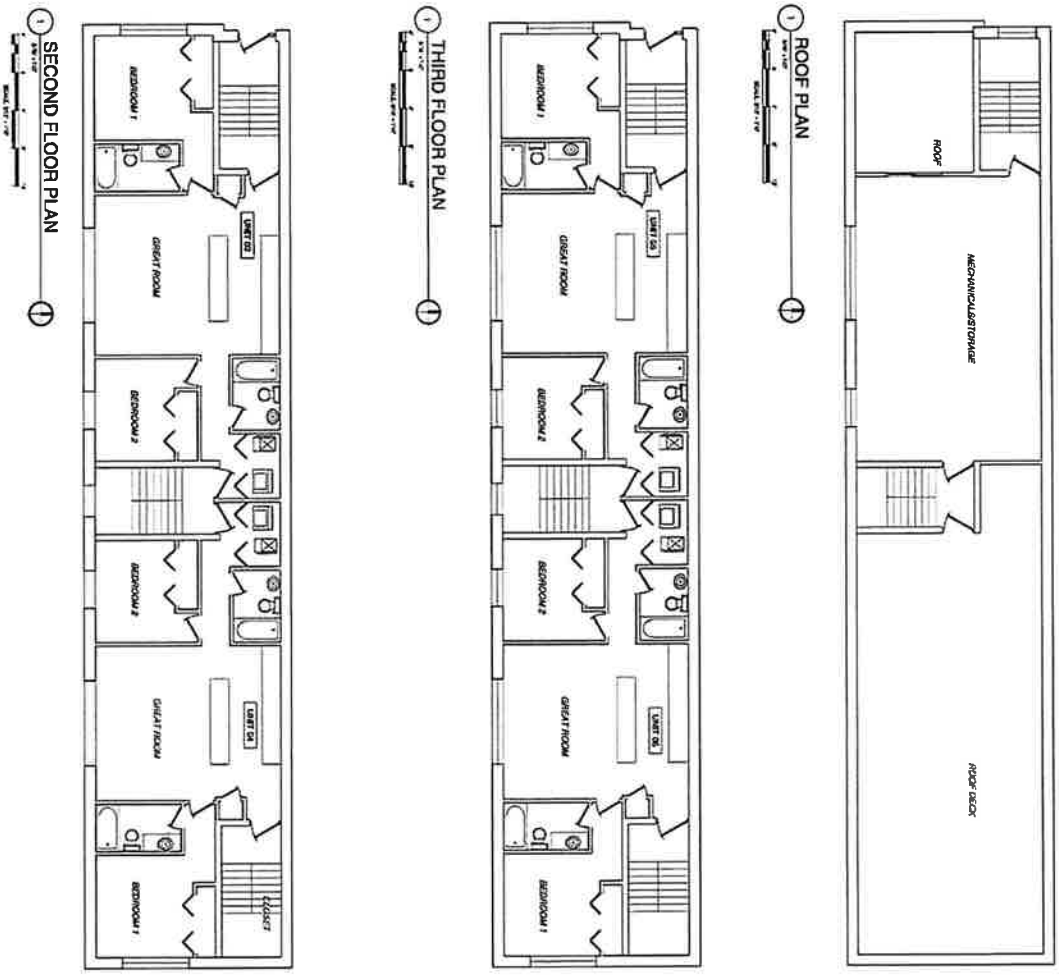
CITY OF CHICAGO - DOB

PROPOSED DEVELOPMENT
3439 SOUTH MORGAN STREET
CHICAGO, ILLINOIS

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1 OF 3

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PROPOSED DEVELOPMENT
3438 SOUTH MORGAN STREET
CHICAGO, ILLINOIS

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PLANS

2 OF 3

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PROPOSED DEVELOPMENT
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ELEVATIONS

3 OF 3