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17-13-0303-C(1) Type 1 Narrative & Plans – 1454 West Victoria Street, Chicago, IL

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

Lot Area: 2,170 sq. ft.

Proposed Land Use: The Applicants are seeking a zoning change to permit construction of a second-story sunroom addition that will replace the existing rooftop deck located above the attached garage. The proposed addition will contain 239 square feet of total floor area and will measure 19 feet-8.25 inches in height. The existing single-family home will continue to be supported by the parking space located within the attached garage. Pursuant to Secs. 17-13-0303-D and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicants are seeking all additional relief to permit the attached Type 1 Plan Set, including the reduction of the west side setback, reduction of the combined side setback total, reduction of the rear setback, and reduction of the rear yard open space total because of the subject lot's triangular shape and the footprint of the existing single family home on the subject lot.

(A) The Project's Floor Area Ratio: 2,460 square feet (1.13 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 2,170 square feet per D.U. (1 residential unit)

(C) The amount of off-street parking: 1 parking space (existing)

(D) Setbacks:

a. Front Setback: 0.48 feet (existing)
b. Side Setbacks:
   West Side: 2.93 feet
   East Side: 0 (existing)
c. Rear Setback: 0 (existing)

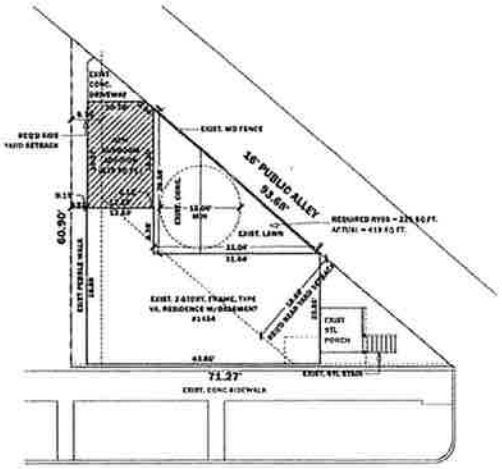
*Pursuant to Secs. 17-13-0303-D and 17-13-1101-B, the Applicants are seeking all additional relief to permit the attached Type 1 Plan Set, including to reduce the west side setback, the combined side setback total, the rear setback, and the rear yard open space total because of the subject lot's triangular shape and the footprint of the existing single family home on the subject lot.

(E) Building Height:

a. Existing single-family home: 35.42 feet
b. Proposed sunroom addition: 19 feet-8.25 inches

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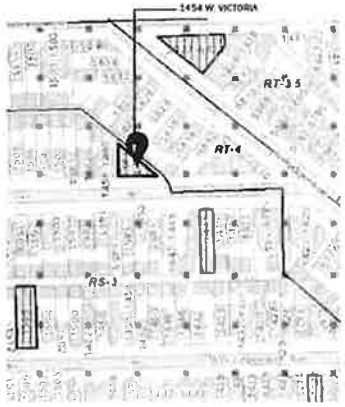
1454 W. VICTORIA ST: NEW FRAME, TYPE VA SUNROOM ADDITION OVER EXISTING ATTACHED GARAGE AT AN EXISTING 2-STORY FRAME, TYPE VA, SINGLE FAMILY RESIDENCE



1 SITE PLAN
1" = 10'-0"



2 SITE PLAN
1" = 10'-0"



3 ZONING MAP
1" = 10'-0"



ZONING DATA

DATA FOR FEE CALCULATION

CODES AND ORDINANCES

2018 ELECTRICAL CODE

RESIDENTIAL DESIGN CRITERIA

STRUCTURAL FRAMING LUMBER

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ENGINEERED WOOD PRODUCTS

COMMON NOTES

CONTRACTOR - OWNER NOTE

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NEW SUNROOM ADDITION TO EXIST. 2 STORY, TYPE VA, FRAME SINGLE FAMILY RESIDENCE

MARIUS MEISSNER

1454 W VICTORIA ST
CHICAGO, IL 60660

PLAN APPROVAL

ZONING SET

NOTES

SHEET LEGEND

TAG	#	SHEET
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	BASEMENT & 1ST FLOOR PLANS
AP-2	4	2ND FLOOR & ROOF PLANS
AP-3	5	SECTIONS & DOOR SCHEDULE
AE-1	6	ELEVATIONS

PRINT DATE: 5.15.2019

G-1 1 6

SITE PLAN & ZONING

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NEW FRAME SUNROOM ADDITION OVER EXISTING ATTACHED GARAGE AT AN EXISTING 2-STORY FRAME SINGLE FAMILY RESIDENCE

GENERAL REQUIREMENTS & AGREEMENTS

EMERGENCY ESCAPE & STAIRS

ROUGH CARPENTRY

MATERIALS AND WORKMANSHIP

EXCAVATION / SITEWORK

CONCRETE WORK

GENERAL NOTES

DUMPSTER

FINISHES - MISC.

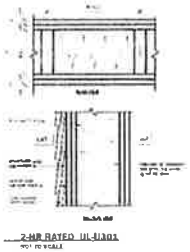
ABBREVIATIONS

SHEET TAG LEGEND

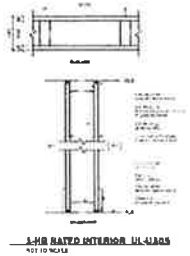
ELECTRICAL LEGEND

WALL TYPE LEGEND

MECHANICAL LEGEND



2-HR RATED UL-U301



1-HR RATED INTERIOR UL-U305

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NEW SUNROOM ADDITION TO EXIST. 2-STORY TYP. VA. FRAME, SINGLE FAMILY RESIDENCE

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PLAN APPROVAL

ZONING SET

NOTES

SHEET LEGEND

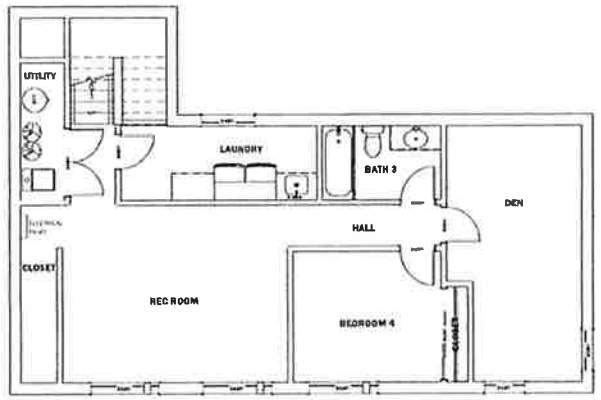
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G-2	2	GENERAL NOTES & LEGENDS
A-1	3	BASEMENT & 1ST FLOOR ARCH PLANS
A-2	4	2ND FLOOR AND ELEVATIONS
A-3	5	SECTION & ROOF PLAN
A-4	6	DETAILS

PRINT DATE: 1/1/2026

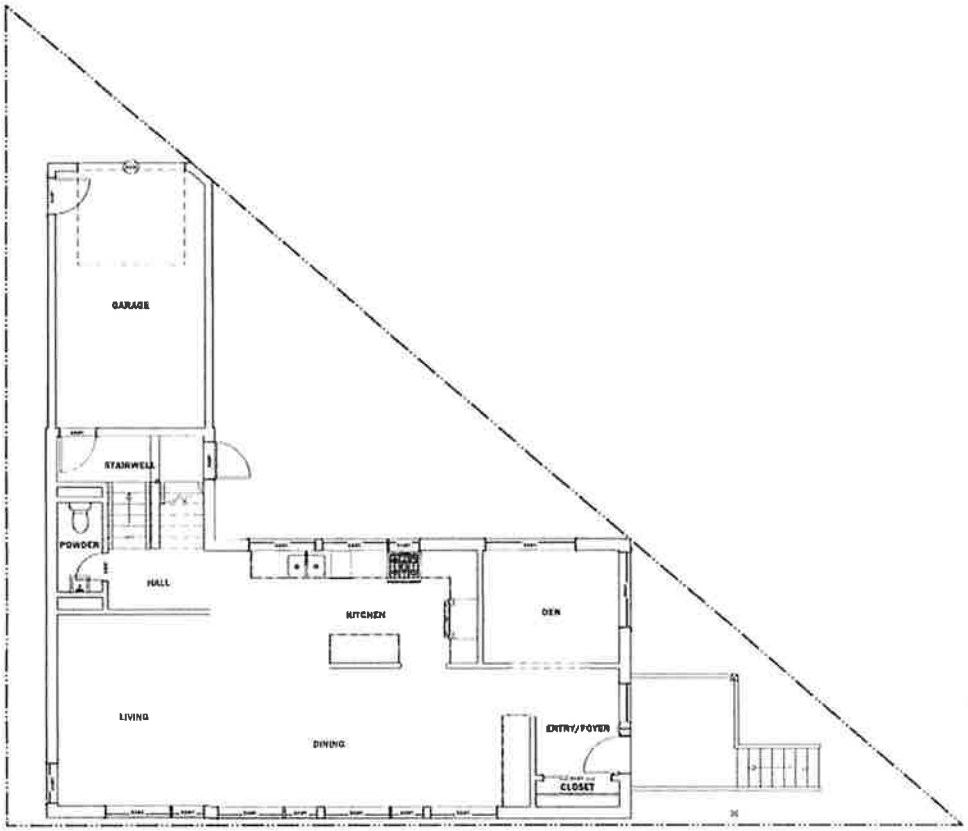
G-2 2 6

GENERAL NOTES & LEGENDS

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1 EXISTING BASEMENT PLAN (NO WORK)
1/4" = 1'-0"



2 EXISTING 1ST FLOOR PLAN (NO WORK)
1/4" = 1'-0"

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NEW SUNROOM ADDITION TO EXIST. 2.5 STORY TYP. V-A, FRAME, SINGLE FAMILY RESIDENCE

MARIUS MEISSNER

1454 W [illegible]
CHICAGO, IL 60660

PLAN APPROVAL

ZONING SET

NOTES

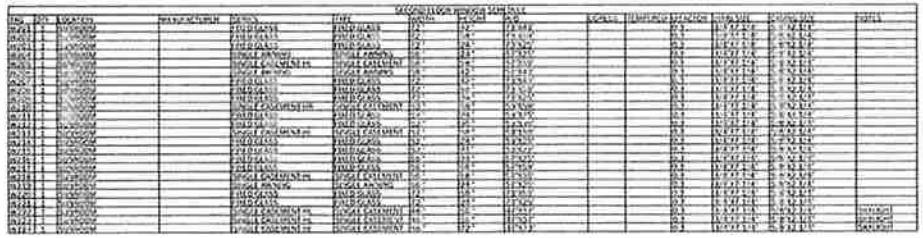
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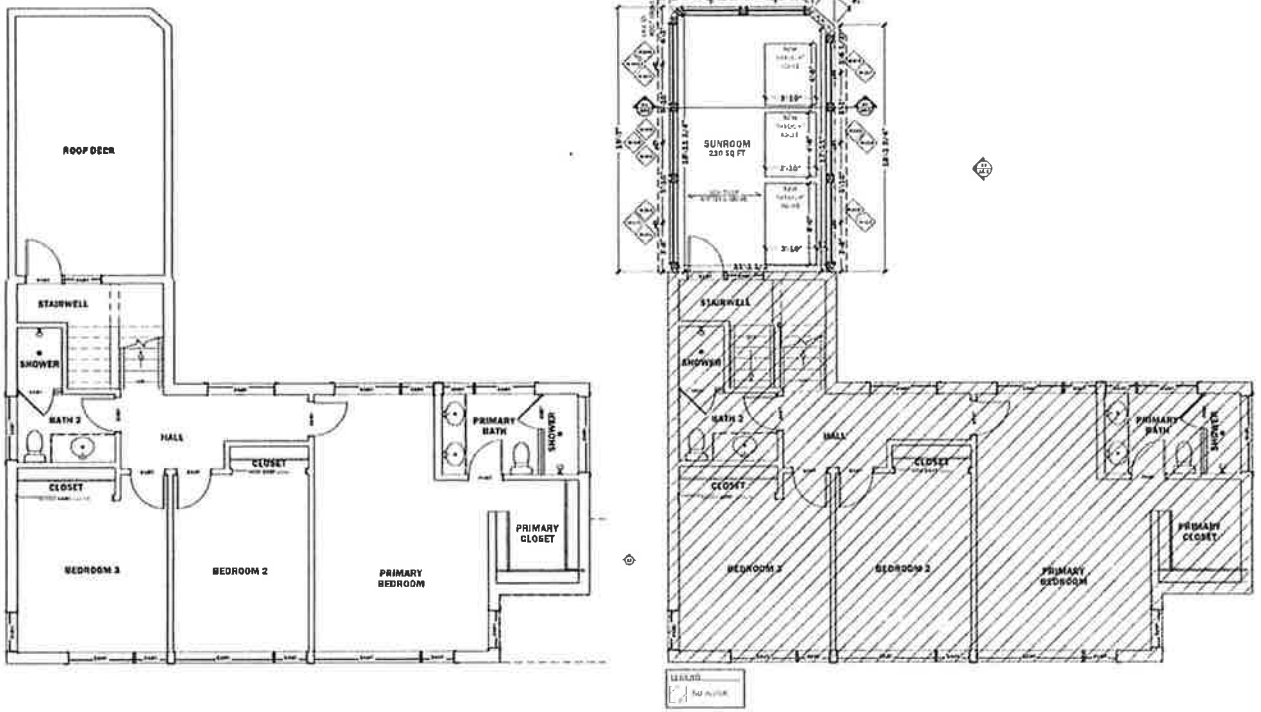
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AP-2	4	2ND FLOOR ARCH PLANS
AP-3	5	SECTIONS & ROOF PLAN
ML-1	6	ELEVATIONS

AP-1 3 6

BASEMENT & 1ST FLOOR ARCH PLANS

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1 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"

2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

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NEW SUNROOM ADDITION TO EXIST. 2 STORY, TYP. VA, FRAME, SINGLE FAMILY RESIDENCE

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PLAN APPROVAL

ZONING SET

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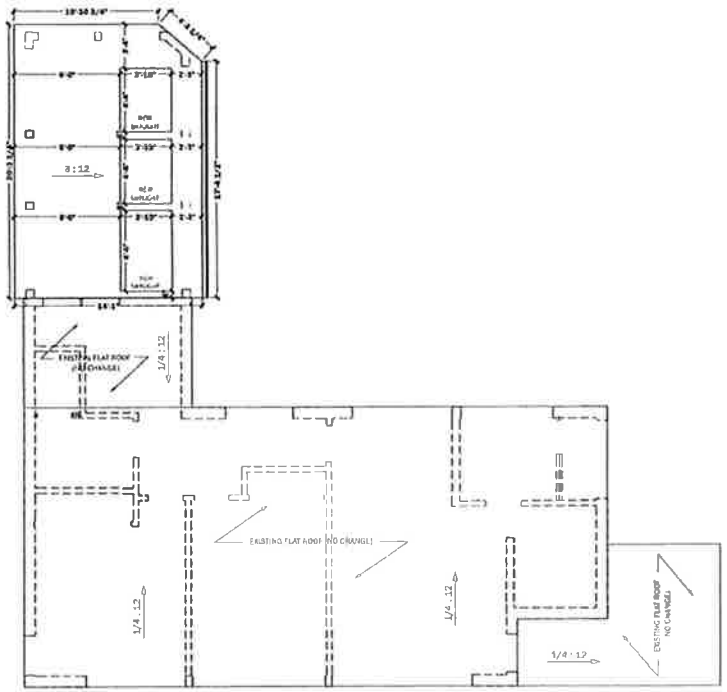
SHEET INDEX

AP-1	1	TITLE
AP-1.1	2	SITE PLAN & ZONING
AP-1.2	3	DEMOLITION & CONSTRUCTION DIAGRAMS & CONSTRUCTION AREA PLANS
AP-2	4	2ND FLOOR ARCH PLANS
AP-3	5	SECTIONS
AP-4	6	ELEVATIONS

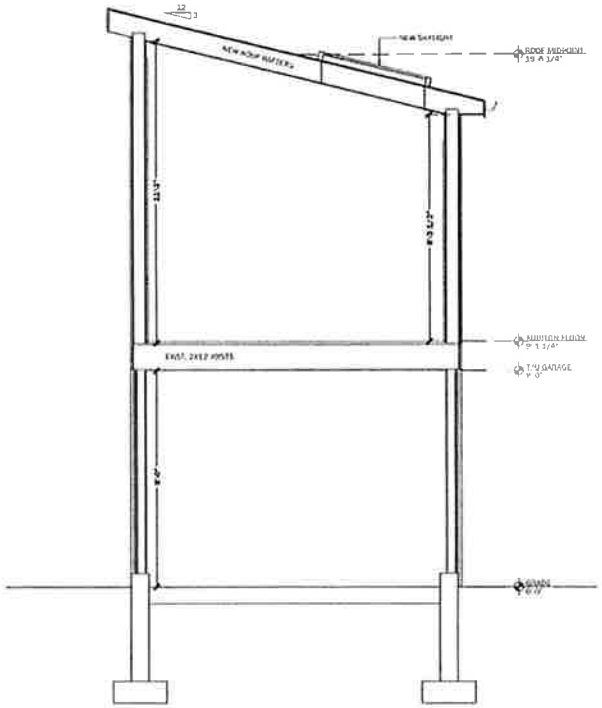
AP-2 4 6

2ND FLOOR ARCH PLANS

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1 **PROPOSED ROOF PLAN**
1/4" = 1'-0"



S1 **NEW ADDITION SECTION**
1/2" = 1'-0"

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NEW SUNROOM ADDITION TO EXIST. 2-STORY, TYPE VA, FRAME SINGLE FAMILY RESIDENCE

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PLAN APPROVAL

ZONING SET

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SHEET LEGEND

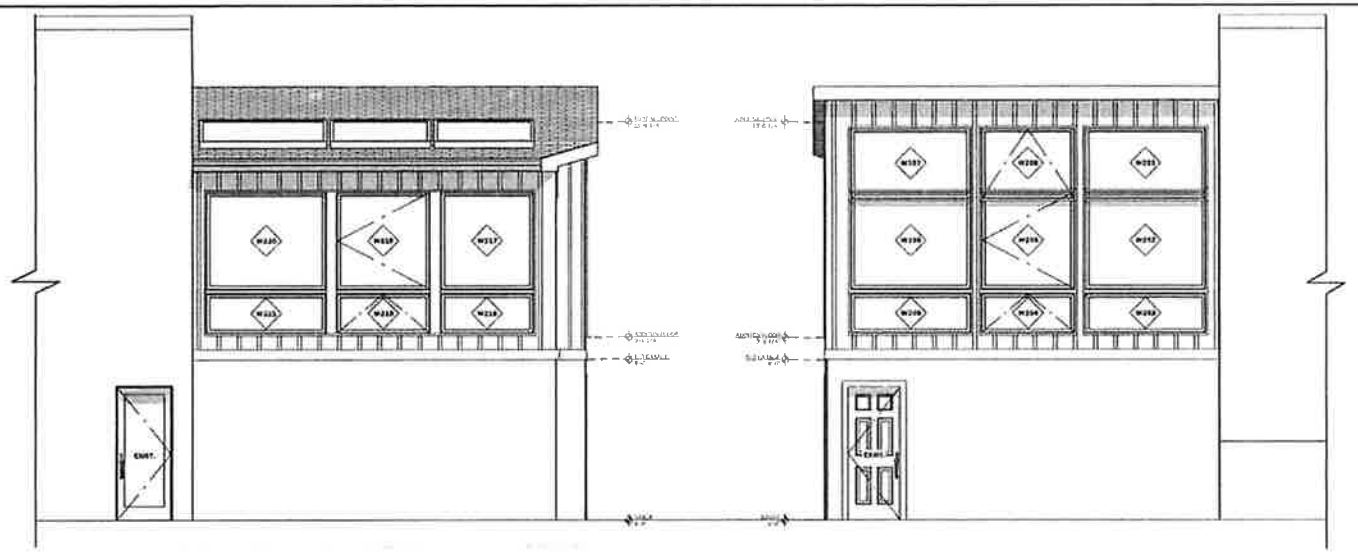
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AP 3	5	SECTION & ROOF PLAN
AE-1	6	ELEVATIONS

PRINT DATE: 3.03.2025

AP-3 5 6

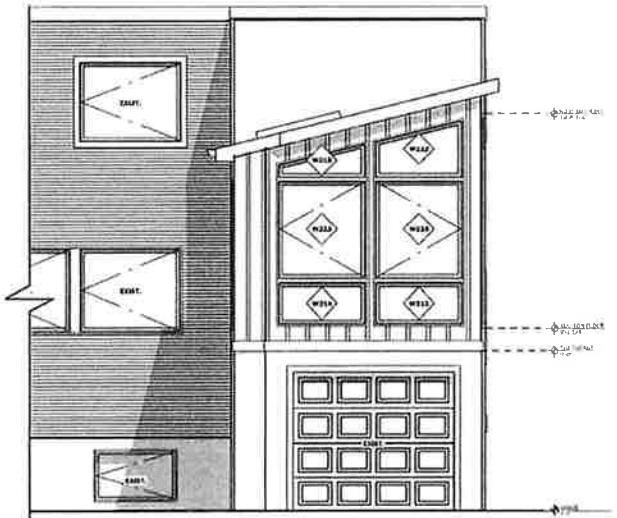
SECTION & ROOF PLAN

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E1 EAST ELEVATION 2
1/4" = 1'-0"

E2 WEST ELEVATION 2
1/4" = 1'-0"



E3 NORTH ELEVATION 2
1/4" = 1'-0"

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NEW SUNROOM ADDITION TO EXIST. 2 STORY, TYPE VA, FRAME SINGLE FAMILY RESIDENCE

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PLAN APPROVAL

ZONING SET

NOTES

SHEET LEGEND

TAG	#	TITLE
AS 1	1	SITE PLAN & ZONING
GN 2	2	GENERAL NOTES & LEGEND
AP 1	3	BASEMENT & 1ST FLOOR APP. PLANS
AP 2	4	2ND FLOOR APP. PLANS
AP 3	5	SECTION & ROOF PLAN
AE 1	6	ELEVATIONS

AE-1 6 6
ELEVATIONS