17-13-0303-C(1) Type 1 Narrative & Plans- 2718 N. Hamlin Avenue, Chicago, IL

Proposed Zoning: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 3,125 sq. ft.

Proposed Land Use: The existing single-family residence and 2-car garage will remain. The subject property forms one (1) zoning lot with the adjacent property located at 2716 N. Hamlin Avenue, Chicago, IL, 60647. The rezoning will allow the subdivision of the existing zoning lot into two (2) separate zoning lots. Pursuant to Sec. 17-13-0303-D 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 combined side setback requirement of 5' to 0', north side setback from 2' to 0' and south side setback from 2' to 0', as well as seeking all relief necessary, as allowed by the code, for the attached plans.

The Project's Floor Area Ratio:	2,696 sq. ft. (0.92 FAR) (Existing)
The Project's Density (Minimum Lot Area Per D.U.):	3,125 sq. ft. per unit (1 dwelling unit proposed) (Existing)
The amount of off-street parking:	2 parking spaces (Existing)

Setbacks:

a.	Front Setback:	24.6'
b.	Rear Setback:	77'
c.	Side Setbacks:	
	North Side:	0'
	South Side:	0'

Building Height: 35'

17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

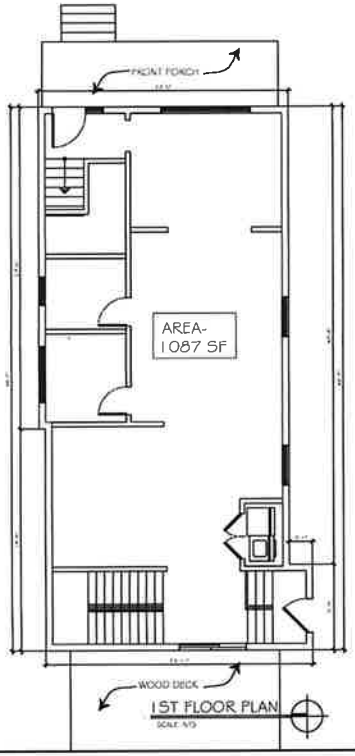
2718 N Hamlin ave .



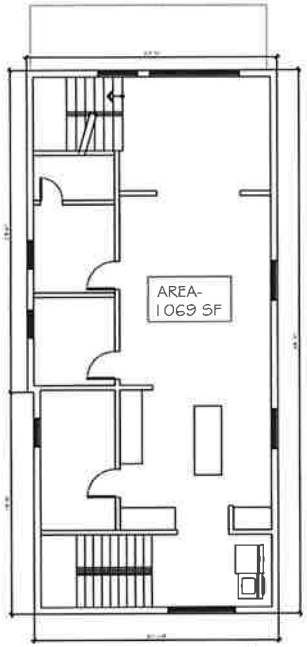




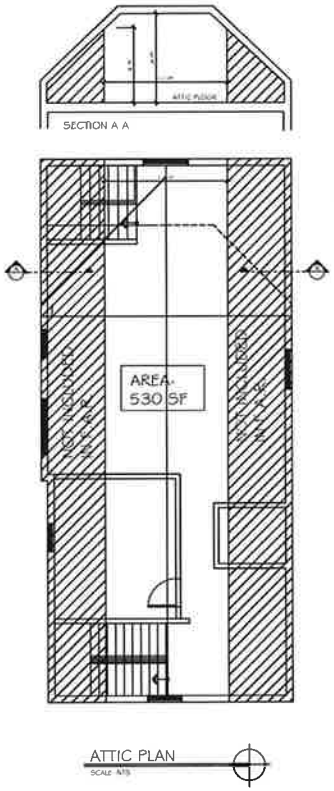

2718 N.HAMLIN AVE



1ST FLOOR PLAN



2ND FLOOR PLAN



ATTIC PLAN

2718 N.HAMLIN ZONING DATA:

LOT AREA- 3,125 SF
F.A.R (.9) - 2,812.5 SF

BASEMENT - (NOT INCLUDED IN F.A.R)
1ST FLOOR - 1097 SQ.FT.
2ND FLOOR - 1069 SQ.FT.
ATTIC (MORE THAN 6'-9") - 530 SQ.FT.
TOTAL AREA **2696 SQ.FT.**

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) I ALSO CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO, EXCEPT 18-13.303.

I CERTIFY THAT THESE DWGS WERE PREPARED UNDERDIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE MEET THE BUILDING CODE OF CHICAGO

Date
04-10-24

LICENSED ARCHITECT
BEATA K KLAK
001-025237
STATE OF ILLINOIS

Expires 11-30-2024

Beata K Klak
Signature

BEATA K KLAK
3535 N HARLEM AVE #205
CHICAGO, IL 60634
(773) 807-2609
BEATAKLAK@YAHOO.COM

REVISIONS

NO	DATE
1	

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE , NEW 2 CAR GARAGE

PROJECT ADDRESS

2716 N. HAMLIN AVE
CHICAGO , IL 60647