17-13-0303-C(1) Type 1 Narrative & Plans – 2103 West Eastwood Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,583.36 sq. ft.

Proposed Land Use: The Applicant is keeping the existing residential building containing three (3) dwelling units. The existing building measures around 38 ft. in height. 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 rear setback from the required 20.7' to 3.85'; reduce the west side setback from 2' to 1.95'; waive the required rear yard open space of 67.92 SF to zero and all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans

(A) The Project's Floor Area Ratio: 2,867 square feet (1.11 FAR)

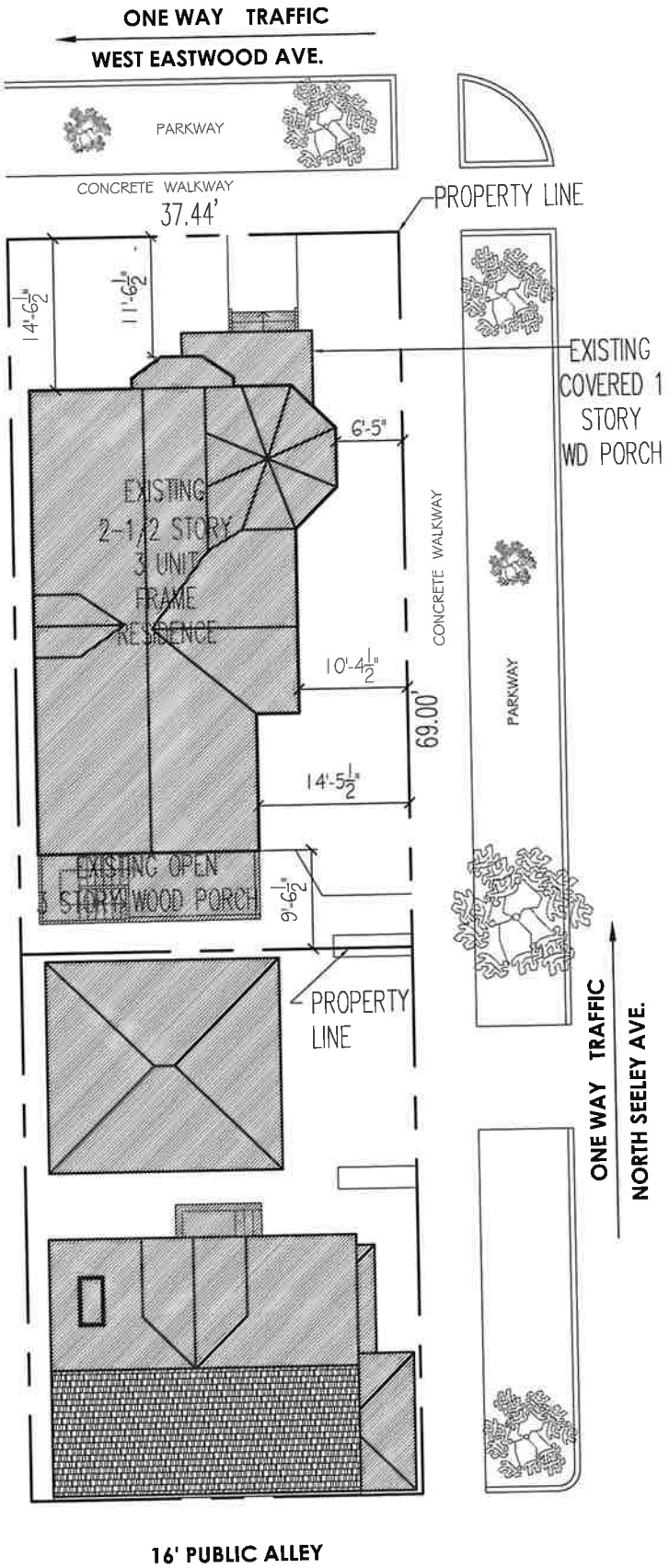
(B) The Project's Density (Minimum Lot Area Per D.U.): 861.12 square feet per D.U. (3 residential units)

(C) The amount of off-street parking: 0 (existing)

(D) Setbacks:

a.	Front Setback:		11 feet-6 ½ inches
b.	Side Setbacks:		
		East Side:	6'-5"
		West Side:	1.95'
c.	Rear Setback:		3.85'

(E) Building Height: 38 feet


ONE WAY TRAFFIC
WEST EASTWOOD AVE.
PARKWAY
CONCRETE WALKWAY
37.44'
PROPERTY LINE
14'-6½"
11'-6½"
EXISTING
COVERED 1
STORY
WD PORCH
6'-5"
EXISTING
2-1/2 STORY
3 UNIT
FRAME
RESIDENCE
CONCRETE WALKWAY
PARKWAY
10'-4½"
69.00'
14'-5½"
EXISTING OPEN
3 STORY WOOD PORCH
9'-6½"
PROPERTY
LINE
ONE WAY TRAFFIC
NORTH SEELEY AVE.
16' PUBLIC ALLEY