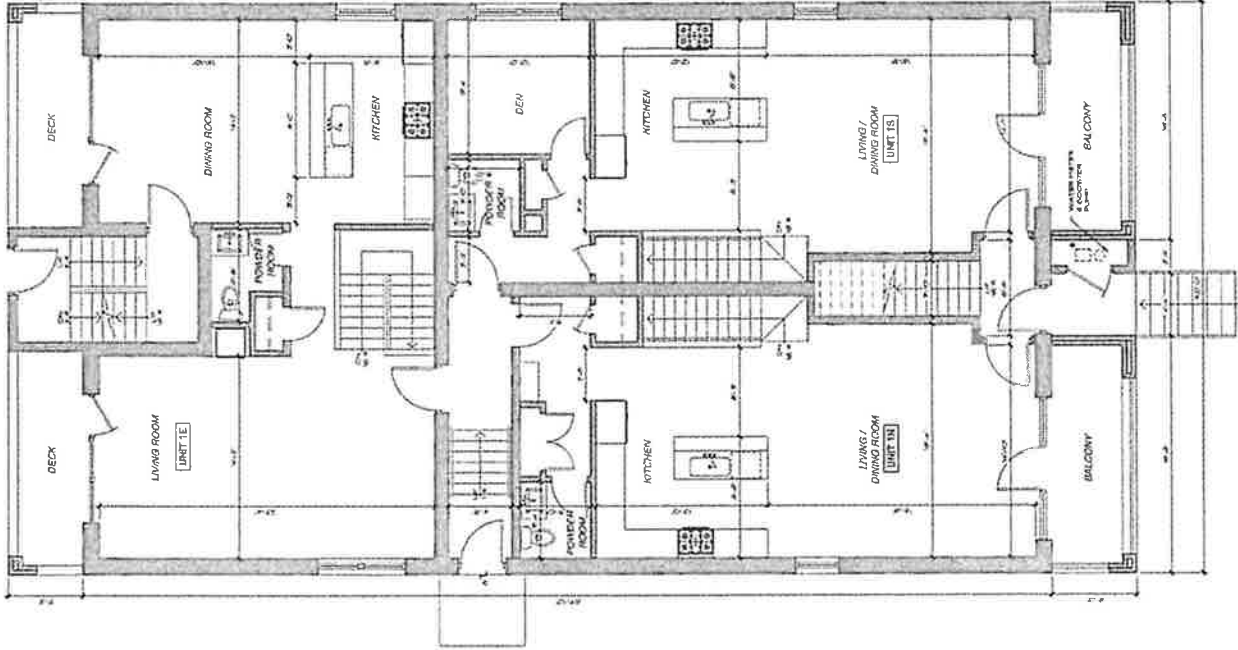


**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR
3339 NORTH RIDGEWAY AVE., CHICAGO**

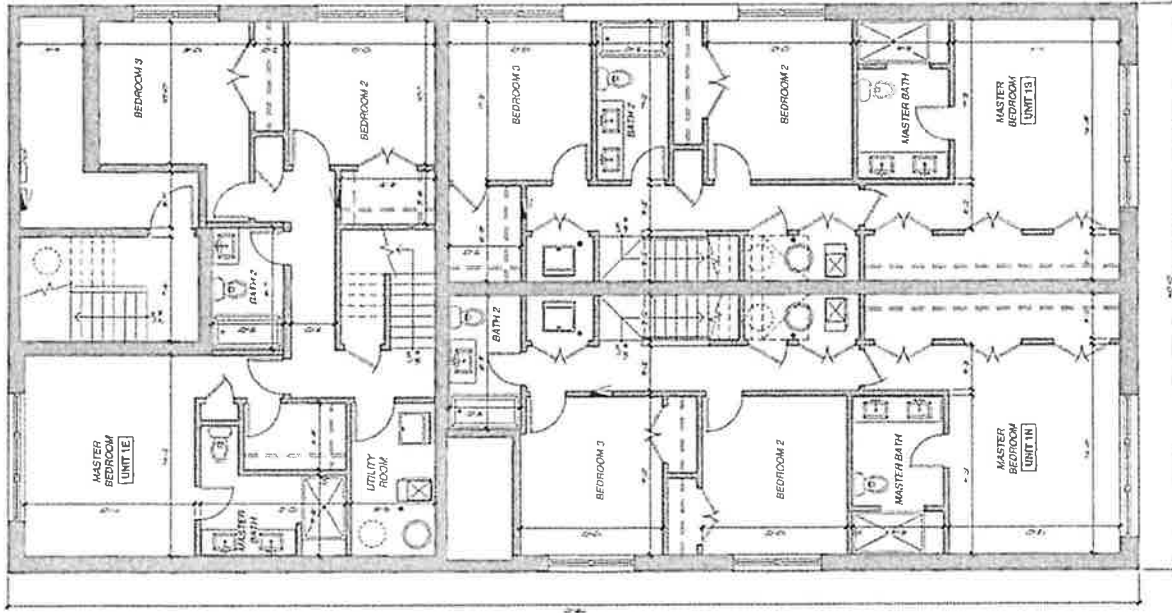
The subject property is currently improved with a 3-story residential building with 3 dwelling units, which the Applicant proposes to demolish. The Applicant needs a zoning change to comply with the use table and the standards and the bulk and density requirements of the RT3.5 District to redevelop this property with a new 2-story residential building with 5 dwelling units and with 5 parking spaces.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.
Use:	Residential Building with 5 dwelling units
Lot Area:	6,270.50 SF (recorded measurements)
Floor Area Ratio:	0.91
Floor Area:	5,678 SF
Density:	1,254 Square Feet per DU Unit
Off- Street parking:	Parking spaces: 5
Setbacks:	Front: 8'-9" Side Setbacks: south: 6' and north 4' Rear: 37'-8" Rear Yard Open Space: 532 SF
Building Height:	25 Feet 2 Inches

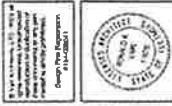
	Varli Architects Ltd 3030 N. ROOSEVELT AVE SUITE 100 MIAMI, FL 33137 TEL: 305.555.1111 WWW.VARLIARCHITECTS.COM	5 UNIT APARTMENT BUILDING 3030 N. ROOSEVELT AVE MIAMI, FL 33137	DATE: 11/15/17 DRAWN BY: JLS CHECKED BY: JLS SCALE: AS SHOWN	PROJECT NO.: 17-001



1 FIRST FLOOR PLAN



2 BASEMENT PLAN



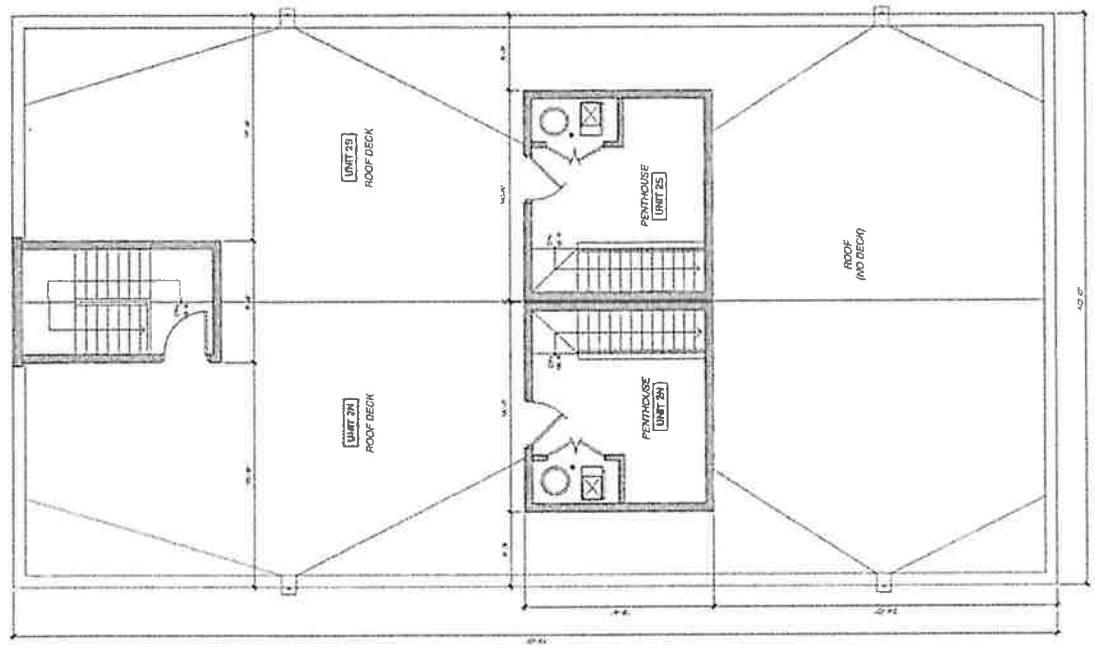
vari architects ltd
 1038 N. HIGGINSWAY
 SUITE 100
 RALEIGH, NC 27601
 TEL: 919.877.1111
 FAX: 919.877.1112
 WWW.VARIARCHITECTS.COM

5 UNIT APARTMENT BUILDING

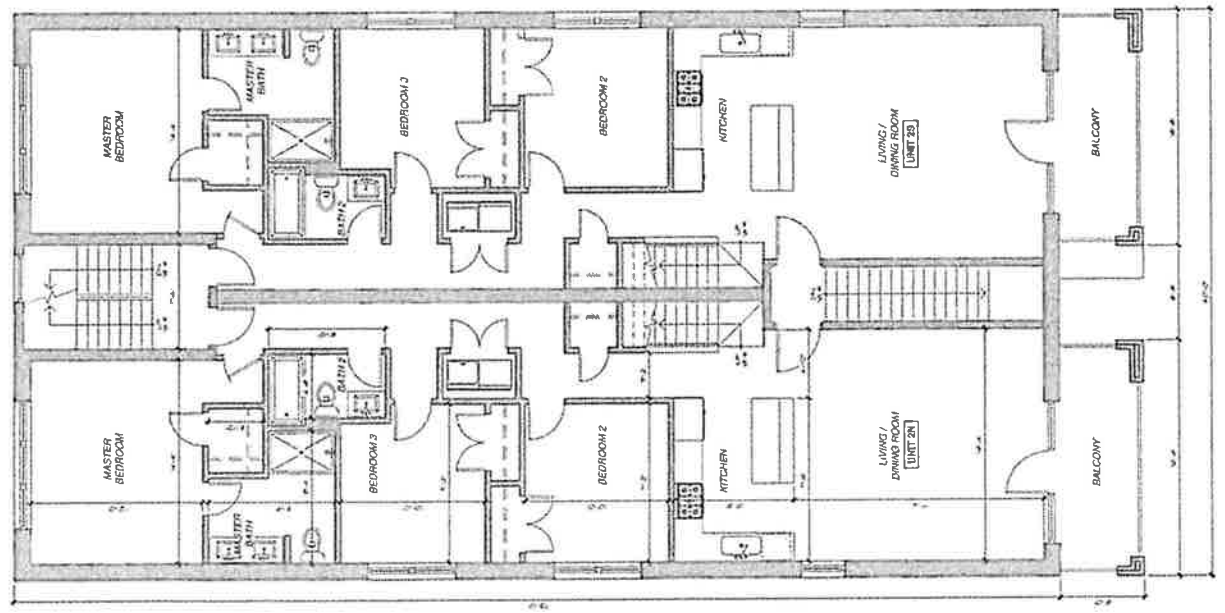
DATE:	08/11/2009
PROJECT:	5 UNIT APARTMENT BUILDING
SCALE:	AS SHOWN
DRAWN BY:	RAH
CHECKED BY:	RAH
DATE:	08/11/2009

FLOOR PLANS

A2



1 SECOND FLOOR PLAN



2 ROOF PLAN

VIEW FOR ELEVATION



1 ADJACENT PROPERTIES ELEVATION



2 N. RIDGEWAY AVE. STREETSCAPE ELEVATION

3329 N. RIDGEWAY
5 UNIT APARTMENT BUILDING

vari architects ltd
11110 N. RIDGEWAY
CHICAGO, ILLINOIS 60632
TEL: 773.442.4444
WWW.VARIARCHITECTS.COM

DATE: 11.11.2023
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

STREETSCAPE ELEVATION

A3

