

**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

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Design Firm Registration
 11111-0001

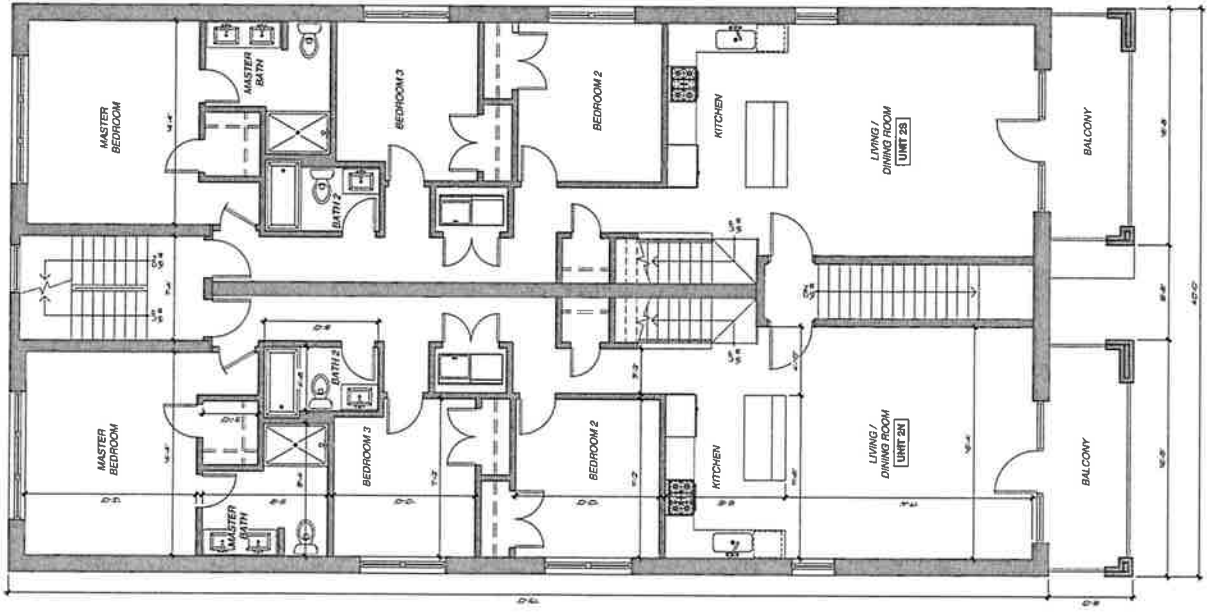
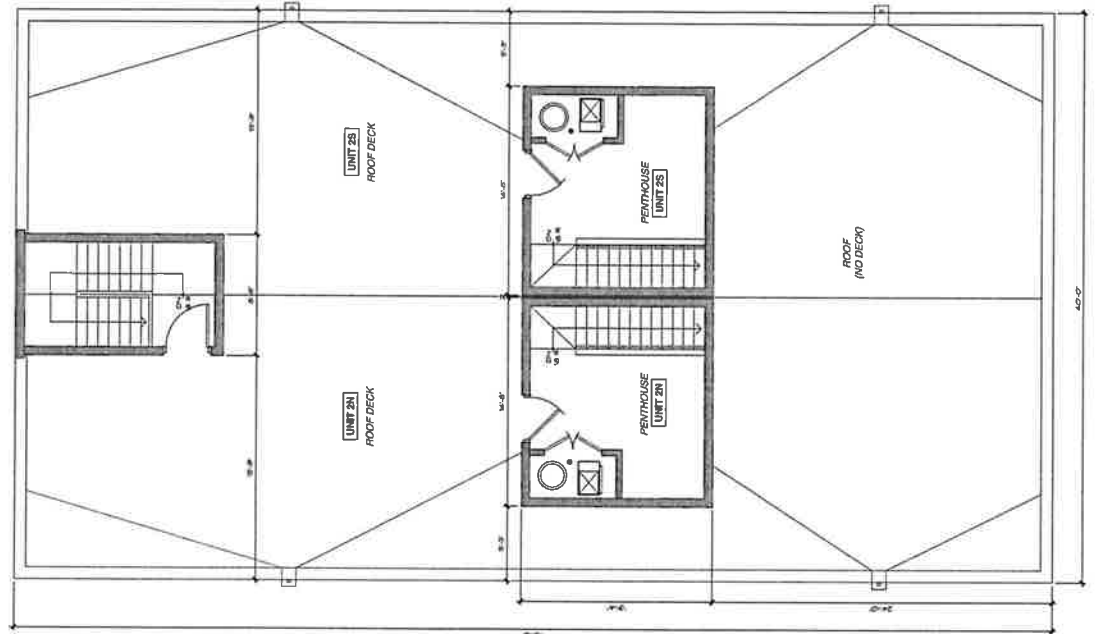
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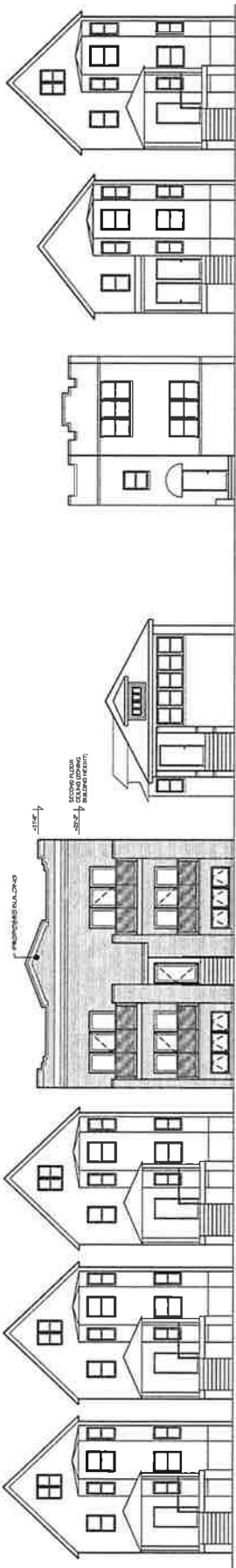
5 UNIT APARTMENT BUILDING
 3329 N. RIDGEWAY

DATE	11/11/2014
DESIGNED BY	MM
CHECKED BY	MM
SCALE	AS SHOWN

FLOOR PLANS

A2





1 ADJACENT PROPERTIES ELEVATION



2 N. RIDGEWAY AVE. STREETSCAPE ELEVATION

3325
3329
3331
3335
3339
3343
3345
3349

3353
3351
3349
3345
3343
3339
3335
3331
3329
3325
3319
3315
3311
3309
3305
3303

3721 W
ROSCOE

W. ROSCOE ST.

N. RIDGEWAY AVE.

STREETSCAPE ELEVATION

5 UNIT APARTMENT BUILDING
3339 N. RIDGEWAY

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DATE: 11/11/2015
DRAWN BY: JMM
CHECKED BY: JMM
SCALE: AS NOTED

STREETSCAPE ELEVATION

A3

