A. Proposed Land Use:

The subject property is currently a 780 sq. ft., 1.5 story frame structure sits on a substandard lots size of 2,250 sq. ft. The applicant needs a zoning change to meet the bulk and density standards to rehabilitate the building to allow the existing building to be converted to a total of 2 dwelling units, 3 story building. Proposed, a new 2 story upper level addition over the existing, 1 story building. The existing building and proposed new addition with new rear 3 story open deck and stair, sits on a substandard zoning lot, the design will seek relief as per section 17-13-03-3-D Type 1 Submission.

B. Floor Area Ratio: 1.0 (FAR)

C. Project's lot size measures 2,250 sq. ft. density: 1,125 sq. ft per dwelling unit = 2 dwelling units.

D. Amount of off-street parking - 2

E. Setback
   Front: 17.10' feet
   Rear: 34.9
   East: 3.60 feet
   West: 0 zero feet

F. Building height is 35-0'

*The applicant will comply with Section 17-2-0301-C Exceptions of Chicago Air Quality Ordinance should such provision be determined as applicable.

*As per Section 17-13-0303-D Optional Administrative Adjustment and Variation. Applicant seeks a variation to reduce the setbacks as per section 17-13-1101-B for front, side setback relief and 17-13-1101-A; 17-13-1003-K rear yard open space.