

17-13-0303-C(1) Type 1 Narrative & Plans – 8707 + 8709 South Houston Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 3,500 square feet

Proposed Land Use: The Applicant is seeking a zoning change on two individual zoning lots measuring 25 ft. by 140 ft. to permit the construction of two (2) new three-story multi-unit residential buildings at the Subject Property. The proposed new buildings will each consist of four (4) dwelling units, and off-street parking spaces for three (3) cars.

- (A) The Project's Floor Area Ratio: 3,822 square feet (1.09 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 875 square feet per D.U.
(4 residential units proposed)
- (C) The amount of off-street parking: 3
 - * Pursuant to Sec. 17-13-0303-D, the Applicant is seeking a variation to waive one (1) required parking space from four (4) spaces to three (3) on-site spaces.
- (D) Setbacks:
 - a. Front Setback: 20 ft
 - b. Rear Setback: 56 ft.
 - c. Side Setbacks:
 - North Side: 2 feet
 - South Side: 3 feet
- (E) Building Height: 35 feet 5 inches

Final for Publication

CITY OF CHICAGO - SEALS

LAM ARCHITECT
 535 N. MICHIGAN AVE.
 SUITE 800, 2ND
 CHICAGO, IL 60611

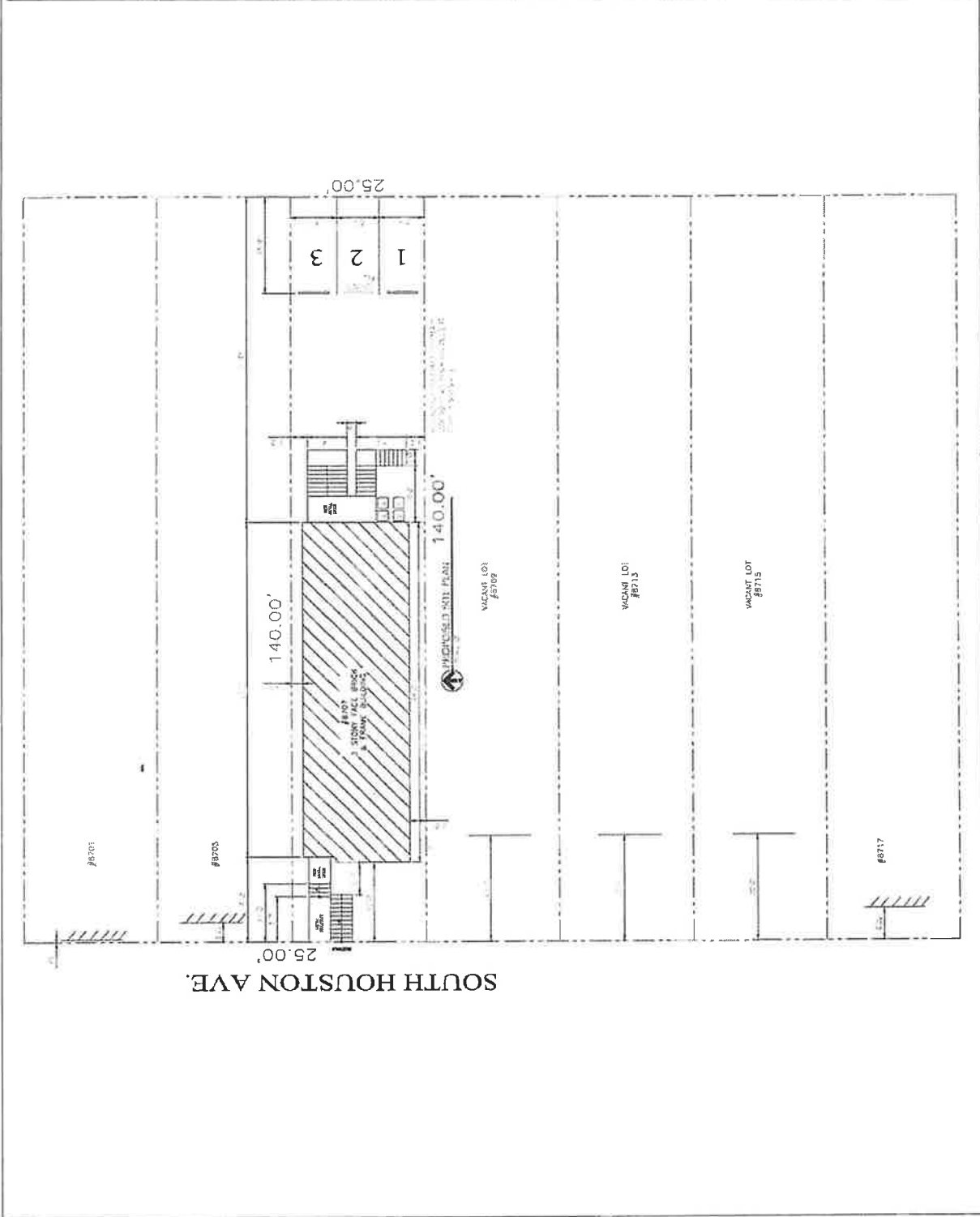
PROJECT NO. 11-00-0000
 DATE 11-05-2011

PROJECT: 4 UNIT FRAME RESIDENCE WITH BRICK FACE AS PER PLANS

PROPOSED SITE PLAN

LJO47-23

A-0.1



NOTE: ALL DIMENSIONS TO EXISTING BUILDING ELEMENTS ARE APPROXIMATE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD

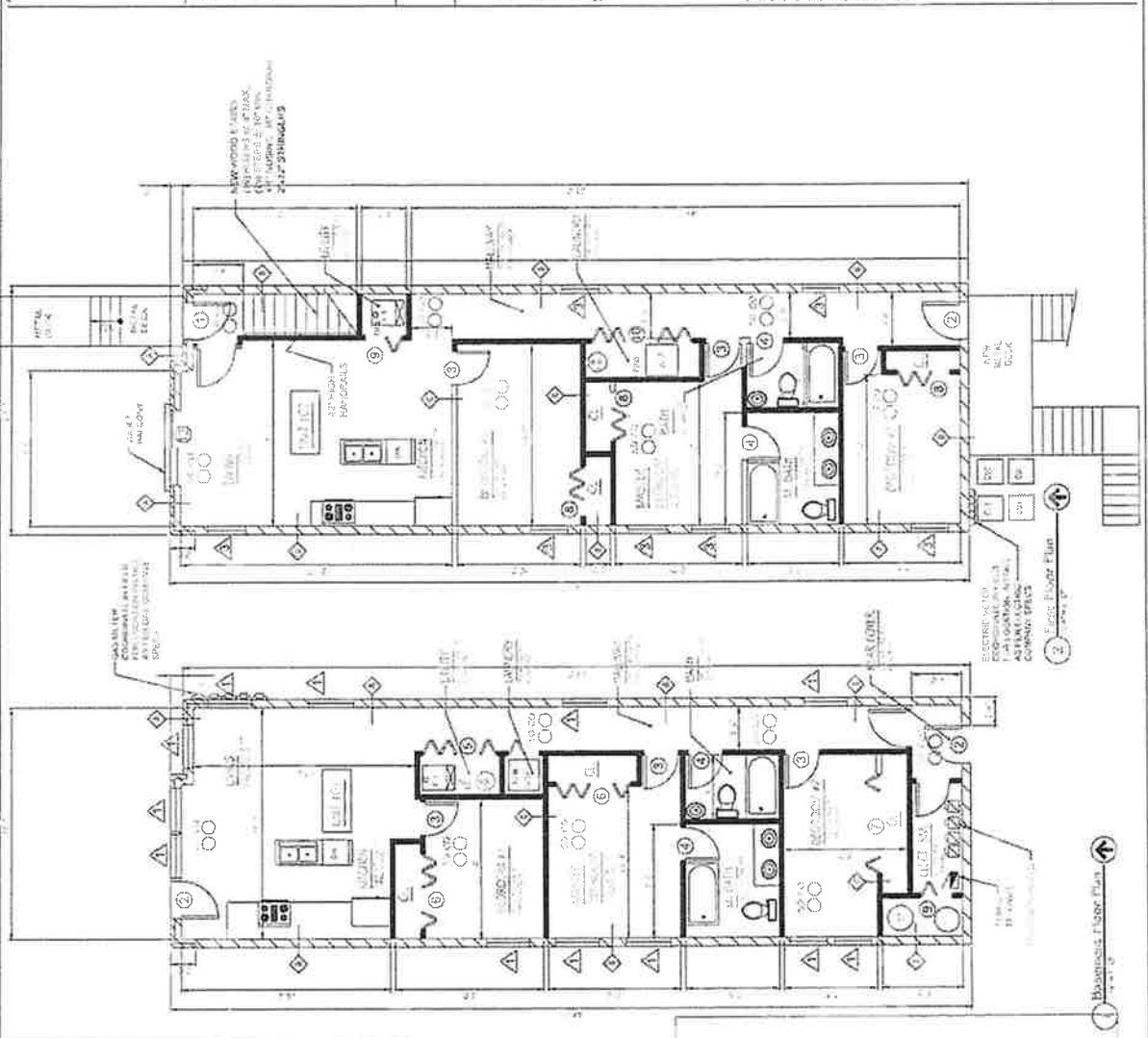
535 N. MICHIGAN AVE.
SUITE NO. 200
CHICAGO, IL 60611

ERECT THREE STORY
4 UNIT FRAME RESIDENCE
W/BRICK FACE
AS PER PLANS

PROPOSED PLAN

PROJECT NO. LJOA7-23

A-2



- NOTES:**
1. PROVIDE ALL NECESSARY INFORMATION ON THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES AND STRUCTURES.
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LEGEND

- 1. FINISH: BRICK FACE
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- 20. FINISH: BRICK FACE

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