



4255-57 North Sacramento Avenue

# Final for Publication ■

I7-13-0303-C (1) Narrative Zoning Analysis

4255-57 North Sacramento Avenue, Chicago, Illinois

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 4,750 square feet

Proposed Land Use: The Applicant is seeking a zoning change to bring two (2) existing garden level dwelling units into compliance with the Chicago Zoning Ordinance, for a total of eight (8) dwelling units at the subject property. No changes are proposed to the height, FAR, setbacks, or footprint of the existing multi-unit residential building. No off-street parking is currently provided at the subject property. Two (2) new off-street parking spaces will be located at the rear of the subject lot as part of this project.

- A) The Project's Floor Area Ratio: 8,520 square feet (1.79 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 593.75 sf/du (4,750 sf/8 du)
- C) The amount of off-street parking: 2 vehicular parking spaces
- D) Setbacks:
  - a. Front Setback (from N. Sacramento): 14 feet-4.8 inches
  - b. Rear Setback: 11 feet-0.75 inches
  - c. Side Setbacks:
    - North: 0 feet-0 inches South: 1 foot-0.75 inches

Building Height:

26 feet-F8 inches

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