



4173-79 West Belmont Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 13,513.63 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new three-story, seventeen (17) dwelling unit residential building. The proposed building will be masonry in construction and will measure 38 feet-8 inches in height. Onsite surface and garage parking for seventeen (17) cars will be provided at the rear of the subject property.

- A) The Project's Floor Area Ratio: 22,301 square feet (1.65 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 794.92 sq. ft. / D.U.  
(17 total units proposed)
- C) The amount of off-street parking: 17 vehicular parking spaces
- D) Setbacks:
  - a. Front Setback: 1 foot-0 inches
  - b. Rear Setback: 30 feet-0 inches
  - c. Side Setbacks:  
West: 0 feet-0 inches East: 0 feet-0 inches

Building Height: 38 feet-7.875 inches