

Common Address of Property: 1448 West Erie Street, Chicago, IL

APPLICATION; 19083T1

**SUBSTITUTE NARRATIVE AND PLANS FOR
THE PROPOSED REZONING AT
1448 WEST ERIE STREET**

The Application to change zoning for 1448 West Erie Street from RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District. The Applicant intends to use the subject property to construct a three story building with roof access, consisting of three residential dwelling units. There will also be three garage parking spaces. The footprint of the building shall be approximately 20 feet by 75 feet in size and the building shall be 37 feet 10 inches high, as defined by City Code

LOT AREA: 3,125 SQUARE FEET FLOOR AREA RATIO:

1.32 BUILDING AREA: 4.147 SQUARE FEET

DENSITY, LOT AREA PER DWELLING UNIT: 1,382.33 SQUARE FEET

OFF-STREET PARKING: THE PROPERTY WILL HAVE A THREE CAR GARAGE.

FRONT SETBACK: 12 FEET 6 INCHES * (APPLICANT WILL SEEK A VARIATION FOR YARD REDUCTION).

REAR SETBACK: 37 FEET 6 INCHES SIDE SETBACK: 2 FEET

(EAST) 3 FEET (WEST) REAR YARD OPEN SPACE: 215 SQUARE

FEET BUILDING HEIGHT: 37 FEET 10 INCHES

CAB P!iaMAAT!OM