



Common address of property: 462 North May Street

**SUBSTITUTE NARRATIVE AND PLANS**

**17-13-0303-C (1) Narrative Zoning Analysis**

**462 North May Street, Chicago, Illinois - App. No. 18370-T1**

Proposed Zoning: B2-3 Neighborhood Shopping District Lot Area: 2,784 square foot (Total Lot Area)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, at the subject property. The existing two-story frame building will be razed. The proposed new building will contain three (3) dwelling units, between the basement and 4<sup>th</sup> floors. There will be (outdoor) parking for three (3) vehicles located at the rear of the lot. The new building will be masonry in construction, with glass and metal accents, and will measure 46'-4" in height.

- a) The Project's Floor Area Ratio: 6,341 square feet (2.28 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit): 3 dwelling units (928 square feet per unit)
- c) The amount of off-street parking: 3 spaces
- d) Setbacks:
  - a. Front Setback: 2
  - b. '0"
  
  - Rear Setback: 30'-0"
  
  - Side Setbacks: North: 3'-4"
  - South: 0'-0"
- (e) ***Building Height: 46'-4" 'Qlf***

**\*17-13-0303-C(2) Plans Attached.**

in '5 c

