

Common Address of Property: 2447 North Clybourn Avenue

m* rw PUBLICATION

NARRATIVE AND PLANS

FOR THE PROPOSED REZONING AT
2447 N CLYBOURN AVE.

The Applicant intends to change the zoning from the existing M1-2 to RM-4.5 to construct new 3 story 3 dwelling units masonry building with basement and new 3 car masonry garage with roof deck. No commercial space.

ZONING: RM 4.5

LOT AREA: 3750 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 700 square feet

FLOOR AREA RATIO: 1.7

BUILDING AREA: 5720.4 square feet

OFF-STREET PARKING: 3 garage spaces

FRONT SETBACK: 8 feet 4 inches

REAR SETBACK: 42 feet 8 inches

SIDE SETBACK: 3 feet 0 inches on North and 2 foot 0 inches on South = TOTAL 5 feet 0 inches BUILDING

HEIGHT: 37 feet 11 inches

Building material will be primarily face brick with some areas of siding. Note the entire building will not be face brick all around. Face brick on the front with a 2 feet 0 inches returns on either sides and jumbo brick remaining building.

Set of plans are attached.

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A-4



OWNER: CWEAT HOMES
CHICAGO, NC 3--C/KOLMAR
AVE 1_6007*

PROJECT: NEW 3 STORY 3 DU. MASO-
RISY BULDMS W/ BASEMENT & NEW 3
CAS MASONRY GARAGE W/ ROOF DECK
2A17 N CLYBORN AV1 C-IC-MS, L 60SU

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