



5652 North Ashland Avenue

# FINAL FOR PUBLICATION

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

### 5652 North Ashland Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 3,346.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new proposed four-story, four (4) unit residential building. The new building will measure 46 feet-10 inches in height, and will be supported by four (4) onsite garage parking spaces.

- A) The Project's Floor Area Ratio: 7,024.0 square feet (2.098 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):  
4 dwelling units (836.625 square feet of lot area per dwelling unit)
- C) The amount of off-street parking: 4 parking spaces
- D) Setbacks:
  - a. Front Setback: 6 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks:  
North: 0 feet-0 inches South: 3 feet-0 inches
- E) Building Height:  
46 feet-10 inches

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