

**SUBSTITUTE NARRATIVE AND PLANS FOR
THE PROPOSED TYPE 1 REZONING**

AT
335-337 W. 30th Pl., Chicago, IL 11th
Ward

The Applicant intends to change the zoning from the existing M1-2 to B2-2 to sub-divide lots 22 and 23 to construct a new 2 story with basement frame single family residence on lot 22 and the existing 2 -story frame 2 dwelling residence which was de-converted to a single family home by permit, with basement will remain on lot 23. This establishment is described as follows:

PROPOSED LOT 22 ZONING:

B2-2

LOT AREA: 2305.35 sq. ft.

MINIMUM LOT AREA PER DWELLING UNIT: 1,000 sq.ft.

FLOOR AREA RATIO: 0.84

BUILDING AREA: 1957.2 sq. ft.

OFF-STREET PARKING: Existing 2 car garage

FRONT SETBACK. 7 feet 4 inches

REAR SETBACK: 30 feet 8 inches

SIDE SETBACK: 6.61 feet

BUILDING HEIGHT: 26 feet 9 inches

EXISTING LOT 23 (RE-ZONED)

ZONING: B2-2

LOT AREA: 2160 sq. ft.

MINIMUM LOT AREA PER DWELLING UNIT: 1.000 sq.ft. FLOOR

AREA RATIO: 0.97 BUILDING AREA: 2,096 sq. ft. (exist.) OFF-

STREET PARKING: 1 car parking

FRONT SETBACK: NE corner: 9.92 feet & NW corner: 10.16 feet (exist.)

REAR SETBACK: SE corner: 26.26 feet & SW corner: 25.82 feet (exist.)

SIDE SETBACK: 4.50 feet total for NE/NW comers. 5.66 feet total for SE/SW corners (exist.)

BUILDING HEIGHT: 24 feet (exist.)