

Common Address of Property: 2658 West Grand Avenue

NARRATIVE
FOR THE PROPOSED REZONING AT
2658 W GRAND AVE

The Applicant intends to change the zoning from the existing M1-1 to B2-2 to remove existing roof structure and rear 1 story and erect a 2nd floor addition over 1 story single family home with basement and 2 story rear frame with basement and detached masonry garage with roof deck.

ZONING: B2-2

LOT AREA: 2345.2 square feet

MINIMUM LOT AREA PER DWELLING UNIT; 1000 square feet FLOOR

AREA RATIO: .92

BUILDING AREA: 2159 square feet (637.1 square feet first floor existing, 442.4 square feet first floor rear addition. 1079.5 square feet second floor addition) OFF-STREET PARKING: 2 car garage FRONT

SETBACK: 10 feet 11 inches REAR SETBACK: 33 feet 7 inches

SIDE SETBACK: 0 feet 8 inches & 2 feet 3 inches = Total 2 feet 11 inches BUILDING

HEIGHT: 26 feet 8 inches

Masonry and Frame building with brick facade and 3 feet 6 inches deep entry wall. Elevations and plans are attached.

FINAL PUBLICATION

FOR

L . REMOVE EXIST. FRAME GARAGE

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r REMOVE EXIST. REAR

2f-2"

EXIST 1 STORY W/BASEMENT SINGLE FAMILY HOME TO REMAIN (REMOVE EXIST. ROOF STRUCTURE) #2658

' EXIST. DECK

24.00'

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2 STORY FRAME/' ADDITION '-W/BASEMENT / 7

A 2ND aOOR ADDITION' -j/, 'OVER EXIST. 1 STORY/-Q
/ W/BASEMENT SINGLE FAMILY HOME

#2658 /

24.00'

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^ GRAND A VE SITE PLAN n

SCALE: 3/32"=1'-0"

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SCALE: 3/32"=1'-0"

FINAL FOR PUBLICATION

PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

21'-0" EXBTWG

BASEMENT PLAN

SCALE: 3/16"=1'-0"

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PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

2658 W GRAND AVE

CHICAGO ILLINOIS

PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

2ND
scale: 1/8"=1'-0"

FLOOR

PLAN

FINAL

FOR

PUBLICATION

PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

2658 W GRAND AVE

CHICAGO ILLINOIS

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PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

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PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

ROOF CONSTRUCTION UL #P522
SELF-ADHESIVE ICE/WATER SHEET FROM EDGE OF ROOF TO A POINT 24" EXTERIOR WALL LINE.
EXISTING CONCRETE FOUNDATION WALL. 8" FTG
240" ASH-HALT SHINGLES CLASS 1 ON 15/ ROOF FELTS ON 1/2" EXTERIOR OSB PLYWOOD SHEATHING. SEE PLAN FOR RAFTER SIZES AND SPACING. WHT PER CODE.

WALL SECTION scale 1/4" = 1'-0"

Fliw
ILLINOIS

2658 W GRAND AVE

CHICAGO