



439 - 47 West Arlington Place TYPE I  
REGULATIONS

Narrative: The subject property contains approximately 13,420 square feet and is partially improved with a three-story single family home and partially vacant. The Applicant proposes to rezone the property to a RM-5 district, retain the existing three-story single family home and construct a four-story (47 feet 0 inches in height) building containing eight dwelling units, fourteen parking spaces and no loading berth. The Applicant acknowledges that in order, to establish its intended residential use in the western building, a division of the Lot will be required and agrees to pursue such division, as well as any variations, administrative adjustments or special uses required to accomplish such Zoning Lot division pursuant to the provisions of the Chicago Zoning Ordinance. The development parameters for the subject property are:

West Lot

11,625.625 square feet

2.00

23,251.25 square feet

Residential Dwelling Units: 1

1,794.375 square feet

**Height:**

**Bicycle Parking:**

Two

(located on West Lot)

Twelve, plus two for East Lot

Loading:

Setbacks

Front (West Arlington Place): 10.25 feet

East Side: 0.0 feet

West Side: 0.0 feet

Rear (South Property Line): 11.5 feet

8.25 feet 5.0 feet 0.0 feet 0.0 feet

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4V - 6" TOP OF CORNICE (EXISTING)