



Common Address-of Property: 1939 W Wabansia Avenue, Chicago, IL 60622.

**NARRATIVE 1939 W Wabansia Avenue**  
**Zoning Change from RS-3 to RT-4**

The lot concerned is 32 feet x 80 feet, smaller than the typical Chicago lot. Currently the square footage for the residence is near the maximum FAR allowed for RS-3. The Owner would like to build a 3<sup>rd</sup> floor addition to replace the existing roof access stairwell. The new third floor addition would be set back 10 feet from the front and the rear elevations and the use will be a new family room.

FAR	1.2 - 3072 square feet
Lot Area	2560 square feet
Building Area	2912
Building Height	37 feet
Front Setback	0 feet existing/16 feet 3 inches to addition
Rear Setback	21 feet existing
West side Setback	2 feet 6 inches
East side Setback	3 feet 5 inches
Parking	2 existing

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1939 W. WABANSIA

EXG CONC. SIDEWALK  
32.00

EXISTING 2 STORY BRICK  
RESIDENCE

32.00'  
16' ALLEY

SITE PLAN  
SCALE: 1/8"=0-0"

1939 W. WABANSIA  
P.T.A. 09.02.16

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1939 W. WABANSIA  
P.T.A. 07.16.16

PROPOSED NORTH ELEVATION  
SCALE: 1/4"=1-0"

1939 W. WABANSIA  
P.T.A. 07.16.16

PROPOSED NORTH ELEVATION @ ADDITION SCALE: 1/4"=1-0"

1939 W. WABANSIA  
P.T.A. 07.16.16