

The Site

The subject property contains 3,125 square feet of land and is improved with a three story residential building with six residential dwelling units, one illegal basement unit, and no parking. The overall area is residential in nature and includes multi residential buildings. The Applicant proposes to rezone the property to allow the legalization of the illegal basement unit to convert the building from six to seven dwelling units. No additional parking is proposed. The existing height of the building, 44'-5" to the top of the parapet, will remain.

The following are the relevant zoning parameters for the proposed project:

Lot Area: 3.1 25 square feet

FAR:

8,248.4 square feet

Residential Dwelling Units:

446.4 square feet

Height:

Rear Yard Open Space:

Bicycle Parking:

Automobile Parking:

Setbacks (existing)

Front (North Wicker Park):

North Side : South Side. Rear (Alley):

0'

3.01' 0'

28.77'

* A set of plans is attached

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