

and parallel to North Campbell Avenue; West Lyndale Avenue; a line 156 feet East of and parallel to North Campbell Avenue.

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District SECTION 2.

This Ordinance takes effect after its passage and due publication. Common address of

property: 2424 West Lyndale Avenue, Chicago IL.

Application Number: 19036 TI

**NARRATIVE FOR TYPE 1 REZONING FOR 2424 WEST
LYNDALE AVENUE, CHICAGO, ILLINOIS**

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with 4 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RT4
Use:	Residential building with 4 dwelling units
Floor Area Ratio:	1.05
Lot Area:	4,821 square feet
Building Floor Area:	5,055 square feet
Density:	1,204.17 square feet per dwelling unit

Off- Street parking:

Parking spaces: 4

Set Backs:

Front: 10 feet 8 inches Side: 4 feet 5 inches
(each) Rear: 44 feet 6 inches Rear Yard Open
space: 454 square feet

Building height:

35 feet