

5128-32 North Newcastle Avenue

NARRATIVE

Narrative for the re-zoning of the property commonly known as 5128-32 N Newcastle Avenue.

Present Zoning District: RS-2 Proposed Zoning

District: RS-3

The lot in question is currently owned by T.G. Homes, LLC and is approximately 7,400.2 sq.ft. The applicant wishes to divide the property into two 30x123.35 lots and build two 2-story single family residences with basement and a 2-car detached garage with no commercial space.

5128 N Newcastle Avenue would have a lot area of 3700.1 sqft with open space of 449 sqft. It would be improved with a 2-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ration of .70. The building would be 2,640 sqft. It would be 29' 10" in height and it would have a front setback of 20'55", side setback on the east of 3' and on the west of 3' for a total combined of 6' with a rear setback of 47'8".

5132 N Newcastle Avenue would have a lot area of 3700.1 sqft with open space of 418 sqft. It would be improved with a 2-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ration of .70. The building would be 2,640 sqft. It would be 29' 10" in height and it would have a front setback of 21 '32", side setback on the east of 3' and on the west of 3' for a total combined of 6' with a rear setback of 47'03".

All homes will be frame homes with Hardie board siding and stone accents. Elevations are

attached.

SIONHII OOVOIHO
3AV 311SVOM3N N SZ19

EXIST. 16FT. CONC. ALLEY

N NEWCASTLE AVE

5128 N NEWCASTLE AVE
CHICAGO ILLINOIS

3AV 3USVDM3N N

A31TV DNOD UJ91 J.SIX3

5132 N NEWCASTLE AVE
CHICAGO ILLINOIS

ROOF CONSTRUCTION UL JP522

SELF-ADHESIVE ICE/MATCT SHELO WITH EDGE OF ROOF TO A POINT 1" ABOVE EXTERIOR W/O. ONE
FINISH FLOOR PER PLAN 2302. FINISH FLOOR PER PLAN 2302. FINISH FLOOR PER PLAN 2302. FINISH FLOOR PER PLAN 2302. FINISH FLOOR PER PLAN 2302.
Finish floor per plan 2302. Finish floor per plan 2302. Finish floor per plan 2302. Finish floor per plan 2302. Finish floor per plan 2302.
5/8" GYPSUM BO. TYPE C.
240# ASPHALT SHNCLAS CLASS "A" ON 13/16" ROOT FELTS ON 1/2" DCTOBBOR GRADE PLYWCO SHEATHHG. SEE PLAN FOR KAF1ER SIZES AMO (NIECTIONM. VGMT PER COOE.
subfloor - tag on floor joists w/trimming (per plan)

WALL SECTION

FINAL FOR PUBLICATION

BASEMENT PLAN

SCALE: 1/4"=1'-0"

5132 N NEWCASTLE AVE
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