

Common Address of Property: 3648 North Central Avenue

17-13-0303-C (1) Narrative Zoning Analysis - 3648 North Central Avenue, Chicago, IL

Proposed Zoning: B2-2 Neighborhood Mixed-Use District Lot Area:

9,366.25 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new proposed three-story, nine (9) unit residential building. The new building will be masonry in construction, and measure 34 feet-2.5 inches in height. The new building will be supported by nine (9) onsite parking spaces.

- A) The Project's Floor Area Ratio: 13,463.67 square feet (1.44 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
9 dwelling units (1040.7 square feet of lot area per dwelling unit)
- C) The amount of off-street parking: 9 parking spaces
- D) Setbacks:
 - a. Front Setback: 8 feet-4 inches
 - b. Rear Setback: 45 feet-11 inches
 - c. Side Setbacks:
North: 3 feet-4 inches South: 3 feet
-5 inches
- E) Building Height:
34 feet-2.5 inches

FINAL PUBLICATION

FCrt

N. Conral Ave.

■ : a- i ■

!: iPnriti'iring:

~0 at

|3:!!

'• 1 '!• 8 ■ i-.._L±i.i

i. nr*** --

CO

o m z
H

> r

> < m

O
-8 O

o
x
n' a ia o

I

li JI

o m Z

53

r' ~S

35

r*" -rj O

c~

DJ' O

O