

**NARRATIVE AND PLANS FOR THE PROPOSED
TYPE 1 REZONING**

AT

6328 W. Irving Park Rd., Chicago, IL 38th Ward

The Applicant intends to change the zoning from the existing B3-1 to B2-3 to construct a new 3 story 9 dwelling unit building. This establishment is described as:

ZONING: B2-3'

LOT AREA: 62.5x 125.29 = 7830.62 sf.

MINIMUM LOT AREA PER DWELLING UNIT: 874.33 sf.

FLOOR AREA RATIO: 1.80

BUILDING AREA: 14,100 sf.

OFF-STREET PARKING: 9 parking spaces

FRONT SETBACK: 3.0 ft.

REAR SETBACK: 35'-3"

SIDE SETBACK: west 3.0' east 4'-6"

BUILDING HEIGHT: 33.0'

Attachments included.

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