

Project Data Sheet

Proposed projects that are to be reviewed by the GGNA Zoning & Planning Committee must provide the following information:

Project Name: Artesian Two-Flat Date: 3-28-17
Project Address: 2417 N. Artesian Proposed Zoning: RT-3.5
Developer/Owner: John Downes Current Zoning: RS-3
Architect: Mike Maresso Zoning of Adjacent Area: RS-3/B3-2/C1-2
Contact Phone Number 312-782-1983 Email nick@sambankslaw.com

Proposed Variences

Zoning Amendment from RS-3 to RT-3.5; no variations are anticipated.

Dwelling Units: 2 Type: condo
Lot Dimensions: 25 x 126 ft. x ft. Lot Area: 3,150 s.f.
Proposed Floor Area: 3,306 s.f. (new) all new s.f. (existing) s.f. (addition)
FAR: 1.05 (existing) 1.05 (proposed) Building area excluded from FAR: 1,384 (basement) s.f.
Green space (unpaved): 220 s.f. 7 % of lot area
Proposed MLA: 1,575 Allowed MLA: 1,250
Proposed Parking: 3 spaces Zoning Required Parking: 2 spaces
Building Height Proposed: 35 ft. Allowed: 35 ft. At highest point: tbd ft.
Proposed front yard setback: 10'-2" ft. Required front yard setback: 10'-2" ft.
Proposed side yard setback: 3 ft. Required side yard setback: 3'-6" ft.
Proposed rear yard setback: 37'-10" ft. Required rear yard setback: 44'-10" ft.
Are there any existing buildings on site? Yes describe: Frame SFH
Will any (or all) be demolished? Yes

Other Remarks: _____

n/a