

Project Data Sheet

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

Project Name: NEW 3 FLAT Date: OCTOBER 31, 2016
Project Address: 2417 WEST MCLEAN Proposed Zoning: B2-2
Developer/Owner: BRIAN MOON /
BRADLEY ANDERSON Current Zoning: C1-1
Architect: CASAGRANDE ARCHITECTS LLC Zoning of Adjacent Area: B3-2
Contact Phone Number 312-208-0563 (PHIL CASAGRANDE) Email CASAGRANDEARCH@ATT.NET
847-372-2510 (BRIAN MOON) BMOON@KOENIGRUBLOFF.COM

Proposed Variences NONE

Dwelling Units: 3 Type: SIMPLEX & DUPLEX APARTMENTS

27' X 125'
Lot Dimensions: _____ ft. x _____ ft. Lot Area: 3,367 s.f.

Proposed Floor Area: 1,848 s.f. (new) N/A s.f. (existing) N/A s.f. (addition)

FAR: 2,292.1 (existing) 5,544 (proposed) Building area excluded from FAR: 1,848 s.f.

Green space (unpaved): 330 s.f. 9.8 % of lot area

Proposed MLA: 1,122 Allowed MLA: 1,000*

Proposed Parking: 3 spaces Zoning Required Parking: 3 spaces

Building Height Proposed: 38 ft. Allowed: 45* ft. At highest point: 48.5 ft.

Proposed front yard setback: 15' ft. Required front yard setback: 0' ft.

Proposed side yard setback: 2.7' ft. Required side yard setback: 0' ft.

Proposed rear yard setback: 33' ft. Required rear yard setback: 30' ft.

Are there any existing buildings on site? YES describe: A 2-FLAT AND ATTACHED 6 STALL GARAGE

Will any (or all) be demolished? ALL

Other Remarks: PROJECT SEEKS A ZONING CHANGE. PROPOSED HEIGHT TO
APPROXIMATELY MATCH THE PROPERTY ACROSS THE ALLEY (ADJACENT TO
THE EAST) WHICH IS A 3 STORY PLUS BASEMENT APARTMENT BUILDING.

NOTE: * denotes allowed dimension under proposed zoning change.
