

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
OFFICE OF THE ZONING ADMINISTRATOR  
BUREAU OF PLANNING AND ZONING  
CITY OF CHICAGO  
ROOM 905 - CITY HALL

Rahm Emmanuel  
Mayor

Patricia Scudiero  
Zoning Administrator

OFFICIAL DENIAL OF ZONING CERTIFICATION

ADDRESS OF PREMISES 434 W MELROSE

PROPOSED USE: 23 DWELLING UNITS

MAP NO. 9-F

BUILDING AREA 47,916 SQ.FT

ZONING DISTRICT RM6

LOT AREA 66' X 166' = 10,956 SQ.FT

DATE FEB 13, 2013

DESCRIPTIVE STATEMENT: APPLICANT SEEKS A VARIATION TO REDUCE THE 15' REQUIRED FRONT YARD SOUTH SETBACK TO 3' REDUCE THE REQUIRED 20' FRONT SOUTH SETBACK TO 8.5' REDUCE THE REQUIRED 11' EAST AND WEST SIDE YARDS TO ZERO EACH, REDUCE THE REQUIRED 49.8' REAR YARD SETBACK TO 34.52' AND TO WAIVE THE REQUIRED 10' X 25' LOADING BERTH. THE APPLICANT IS PROPOSING A 9-STORY 23 DWELLING UNIT BUILDING WITH 26 INDOOR PARKING SPACES WITH A FRONT DRIVEWAY ACCESS LOCATED AT THE SOUTHEND OF THE LOT.

APPLICATION NOT APPROVED

Request certification does not conform with section(s) 17-2-0305/17-2-0306/17-2-0309/ 17-2-0402-B/ 17-10-1101 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago.

ADMINISTRATIVE REMEDY SOUGHT  
(As per section(s), specify)

APPLICANT CONTACT INFORMATION

LAW OFFICE OF SAM BANKS

APPEAL \_\_\_\_\_

NAME

NICK FIKAS

VARIATION 17-13-1101-A

ADDRESS

221 N. LaSalle #3800

17-13-1101-D

SPECIAL USE \_\_\_\_\_

PHONE

312-782-1983

EXCEPTION \_\_\_\_\_

SUBSTITUTION OF USE \_\_\_\_\_

EXAMINER Carlos Ramirez

Zoning Administrator  
(for appeals only)

Richard Banks  
Signature of Applicant