



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 16-5256 **Version:** 1 **Name:** V 16-31 Joseph & Marianna Pytel

Type: Zoning Board of Appeals Recommendation **Status:** Approved

File created: 9/9/2016 **In control:** Zoning and Building Committee

On agenda: 10/5/2016 **Final action:** 10/5/2016

Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Variation V 16-31

Township: Stickney

County District: 16

Property Address: 4956 South Lorel Avenue, Chicago, Illinois

Property Description: The Subject Property consists of approximately 0.09 acre located on the west side of Lorel Avenue and approximately 59 feet north of 50th Street in Section 9.

Owner: Joseph & Marianna Pytel, 5012 S. Long, Chicago, Illinois

Agent/Attorney: Maria Faber, 5012 S. Long, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the left interior yard setback from the minimum required 10 feet to a proposed 3 feet, (2) the right interior yard setback from the minimum required 10 feet to a proposed 3 feet and (3) increase the Floor Area Ratio (FAR) from the maximum allowed 0.40 to 0.51. The variance is sought in order to construct a single family residential dwelling with detached garage.

Recommendation: ZBA Recommendation is that the Application be granted.

Conditions: None

Objectors: None

History:
Zoning Board Hearing: 9/7/2016
Zoning Board Recommendation date: 9/7/2016
County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
10/5/2016	1	Board of Commissioners	approve	Pass
10/5/2016	1	Zoning and Building Committee	recommend for approval	Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

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