



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details

<b>File #:</b>	16-5256	<b>Version:</b>	1	<b>Name:</b>	V 16-31 Joseph & Marianna Pytel
<b>Type:</b>	Zoning Board of Appeals Recommendation	<b>Status:</b>			Approved
<b>File created:</b>	9/9/2016	<b>In control:</b>			Zoning and Building Committee
<b>On agenda:</b>	10/5/2016	<b>Final action:</b>			10/5/2016
<b>Title:</b>	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