



0020783709



May 21, 2002

City of Evanston

ZONING BOARD OF APPEALS' DECISION REGARDING 723 DOBSON, CASE ZBA 02-26- V(F); HEARD MAY 7, 2002.

Based on the application, submitted documents, testimony, and upon the deliberations and findings contained in the transcript of the hearing, the Zoning Board of Appeals grants the application of Latasha Pittman, property owner, for a variation to Section 6-8-6-4 D of the Zoning Ordinance for 723 Dobson Street, in the R5 General Residential District. The variation provides the property owner with the zoning relief necessary to retain a fourth dwelling unit, currently non-conforming, in the basement of the existing building. The subject property is 4,125 square feet whereas the Zoning Ordinance requires 6,000 square feet for four dwelling units.

The Zoning Board of Appeals grants this variation, conditioned upon the following.

- 1) The approval is subject to construction and use of the development being in substantial compliance with the testimony and documents placed on file in connection with this case.
- 2) This variance authorizing four dwelling units within the existing building upon the below legally described property shall be void and of no effect in the event that the building not be owner occupied but remain a rental apartment building. In the event that the owner of the property not reside on the property yet remain in the business of renting apartments, the building shall revert to containing a maximum of three dwelling units.
- 3) The applicant shall cause a copy of the findings letter in this case to be recorded at the applicant's expense, and provide evidence thereof to the City prior to the issuance of any building permits for the subject property as notice to subsequent purchasers that absent compliance with the conditions of approval, a maximum of three dwelling units are permitted at the Property.

This decision is final and appealable within the meaning of the Illinois Administrative Review Act, 735 ILCS 5/3-101, et seq. That Act grants certain rights, among which is the right to appeal this decision to the Circuit Court. Any such appeal must be filed within 35 days from the date this decision was served upon you.

Legal Description of Subject Property:

ALL OF LOT 33 AND THE WEST 3 FEET OF LOT 34 IN BLOCK 5 IN BRUMMEL AND CASE HOWARD TERMINAL ADDITION, A SUBDIVISION OF ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER; THENCE NORTH ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19.65 CHAINS; THENCE WEST 19 CHAINS; TO INTERSECTION WITH CENTER LINE OF RIDGE ROAD; THENCE SOUTH 5 DEGREES NO MINUTES EAST ON CENTER LINE OF RIDGE ROAD; TO SOUTH LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; 14.99 CHAINS TO PLACE OF BEGINNING (EXCEPT PUBLIC STREETS AND HIGHWAYS), IN COOK COUNTY, ILLINOIS.

SAID PROPERTY IS IDENTIFIED BY THE FOLLOWING PERMANENT IDENTIFICATION NUMBER (PIN) FOR REAL ESTATE TAX PURPOSES OF 11-30-121-023-0000.


Gregory Norwell, Chair
Zoning Board of Appeals

7-16-02
Date

On motion to approve:

Voting Aye: Koberstein, Putta, Reiches, Samson, and Walsh
Voting Nay: Sampen
Absent: Norwell

Property of Cook County Clerk's Office



LATASHA PITTMAN
723 Dobson St. Apt 3
EVANSTON, ILL 60202