



DEPARTMENT OF BUILDINGS
CITY OF CHICAGO

June 16, 2017

Hearing of: 2744 South Ridgeway Avenue
App#:100698928
Case: 2017_6A

Seeking a variance from Code Sections: Article VII --Private Garages) 13-96-260 (Location)
13-96-270 (Construction) 13-96-260 Definitions

Dear Josefina Gaspar and Dear Chester Chuebeck,

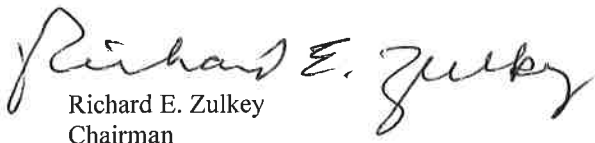
In response to your, 2017 petition for a variance from the above listed code sections of the Chicago Building Code, the Building Board of Appeals has voted to approve your request to keep the existing garage structure at 2744 South Ridgeway Avenue with the following modifications:

1. The north wall of the existing garage will be demolished and re-located to 2'-0" from the north property line. The re-positioning of the north garage wall will shrink the foot print and enclosed area of the garage from the current size of 32.35 feet x 25.0 feet (808.75 Square Feet) to 30.0 feet x 25.0 feet (750 Square Feet).
2. 5/8" Type X gypsum board will be added to the following areas:
 - 1 Layer will be added to both the inside and the outside of all portions of the garage walls. .
 - 1 Layer shall be added the underside of the roof rafter collar ties (additional collar ties to be added as required) or, as an alternative, the gypsum board may be added directly to the underside of the garage roof rafters to provide a fire rated ceiling.
 - 1 layer of exterior grade 5/8" Type X shall be added to the underside of the porch overhang roof and structure.
 - The columns supporting the porch roof shall be wrapped with 1 layer of exterior rated 5/8" Type X gypsum board.
 - 1 Layer shall be added to both sides of the interior wood stud wall separating the vehicle parking area from the tool storage area.
3. The exterior of the garage walls and the columns supporting the roof overhang shall be clad with 'Hardie' Plank cement siding board.
4. Garage relief vents shall be provided.

The review of the project for permit will be based on this approval. This approval is site specific and shall not be viewed as a precedent. A permit is required for this work. The permit drawings must accurately reflect the existing construction and, except as noted above, must meet Chicago Building Code requirements. Violations that are not addressed with the above conditions must meet the Chicago Building Code requirements.

If in the course of construction the existing building is completely removed and rebuilt, this approval is voided. This approval must be attached to the cover of the permit drawings and be on-site for use by the Building inspectors.

Sincerely,


Richard E. Zulkey
Chairman

Richard E. Zulkey Chairman

Jimmy Akintonde, Jonathan Boyer, Jose Duarte, Agustin Gomez-Leal, Robert Hite, Linda Mastandrea, Carl N. Pettigrew, Hector Rico



DEPARTMENT OF BUILDINGS
CITY OF CHICAGO

June 16, 2017

Hearing of: 2751 East 79th Street
App#:100704347
Case: 2017_6B

Seeking a variance from Code Sections: 13-60-080 (Mixed Types of Construction) 13-60-100 (Required Hours of Construction) 13-60-040 (Exterior Protected Construction)
13-48-030 (Maximum Allowable Heights of Buildings)

Dear Brian Hammersley and Dear Sean Kelly, In response to your, 2017 petition for a variance from the above listed code sections of the Chicago Building Code, the Building Board of Appeals has voted to approve your request to keep the existing combustible wood stud rear enclosed porch (with required upgrades) which is attached to the rear of the mixed use IIIB building at 2751 East 79th Street.

This approval will permit the proposed Type III (a) daycare center (21 to 25 students) to be located on the first floor (only) of the building and to have their rear (2nd exit), their warming kitchen and office space located in the enclosed porch.

This approval is contingent on the following required life safety upgrades and parameters:

1. This approval is contingent upon this project obtaining Zoning Department approval for the daycare center and meeting any requirements from the Department of Zoning.
2. The addition to the existing enclosed porch will be built with metal studs and gypsum board (or other approved non-combustible material) with non-combustible cement board siding to achieve a 3 hour fire rating.
3. The existing wood stud enclosed porch structure will be renovated and covered with interior and exterior gypsum board (or other approved non-combustible material) and non-combustible cement board siding to achieve a 3 hour fire rating for the porch walls facing the side property lines and a 2 hour fire rating for the side that is parallel to the alley (facing the alley).
4. A 3'-0" wide gate with a panic hardware device will be provided from the rear yard and connected by a sidewalk to the rear exit from the daycare center to allow daycare occupants to leave the property and exit to the (alley) public way.
5. The daycare center will be fire separated from the residential use on the 2nd floor as required by the Chicago Building Code.
6. The daycare center will meet any State of Illinois requirements for installation of a fire alarm system.
7. As presented, the daycare center kitchen will only be used as a food warming and food holding kitchen for meals prepared outside of the daycare facility.

Richard E. Zulkey Chairman

Jimmy Akintonde, Jonathan Boyer, Jose Duarte, Agustin Gomez-Leal, Robert Hite, Linda Mastandrea, Carl N. Pettigrew, Hector Rico



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The review of the project for permit will be based on this approval. This approval is site specific and shall not be viewed as a precedent. A permit is required for this work. The permit drawings must accurately reflect the existing construction and, except as noted above, must meet Chicago Building Code requirements. Violations that are not addressed with the above conditions must meet the Chicago Building Code requirements.

If in the course of construction the existing building is completely removed and rebuilt, this approval is voided.

This approval letter must be electronically attached to the cover of the permit drawings and be on-site for review by DOB inspectors.

Sincerely,

Richard E. Zulkey
Chairman

cc: Judith Frydland, Commissioner
Board members

Richard E. Zulkey Chairman

Jimmy Akintonde, Jonathan Boyer, Jose Duarte, Agustin Gomez-Leal, Robert Hite, Linda Mastandrea, Carl N. Pétigrew, Hector Rico

2045 WEST WASHINGTON BOULEVARD, CHICAGO, ILLINOIS 60607