



Docket Item #3
SUP #2023-00057
103 E Del Ray Avenue

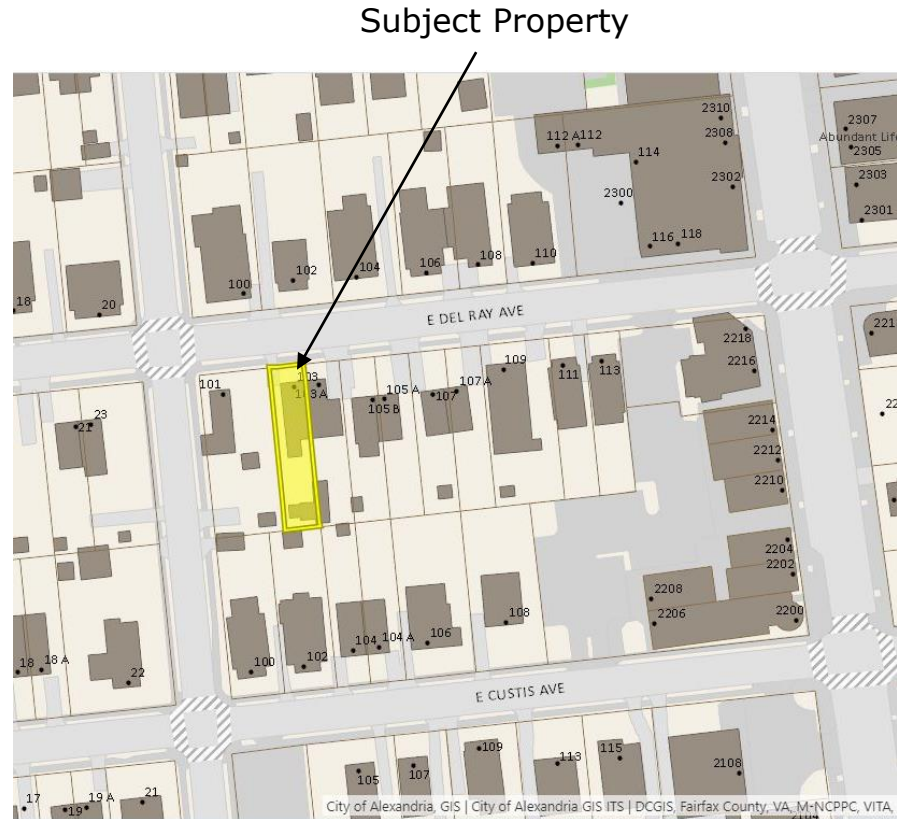
Planning Commission
October 3, 2023

Site Context

Surrounded by single-family and semi-detached residential properties

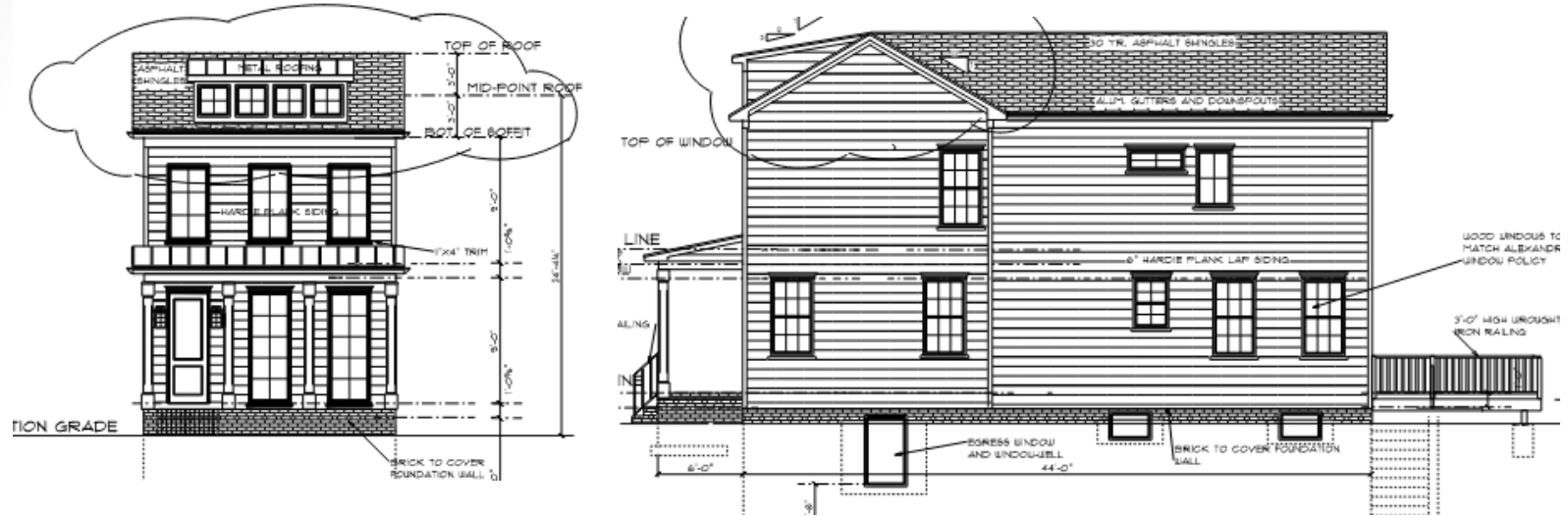
Zoned: R-2-5/Single and two-family

Original dwelling destroyed by fire.



Proposed Dwelling

Elevations



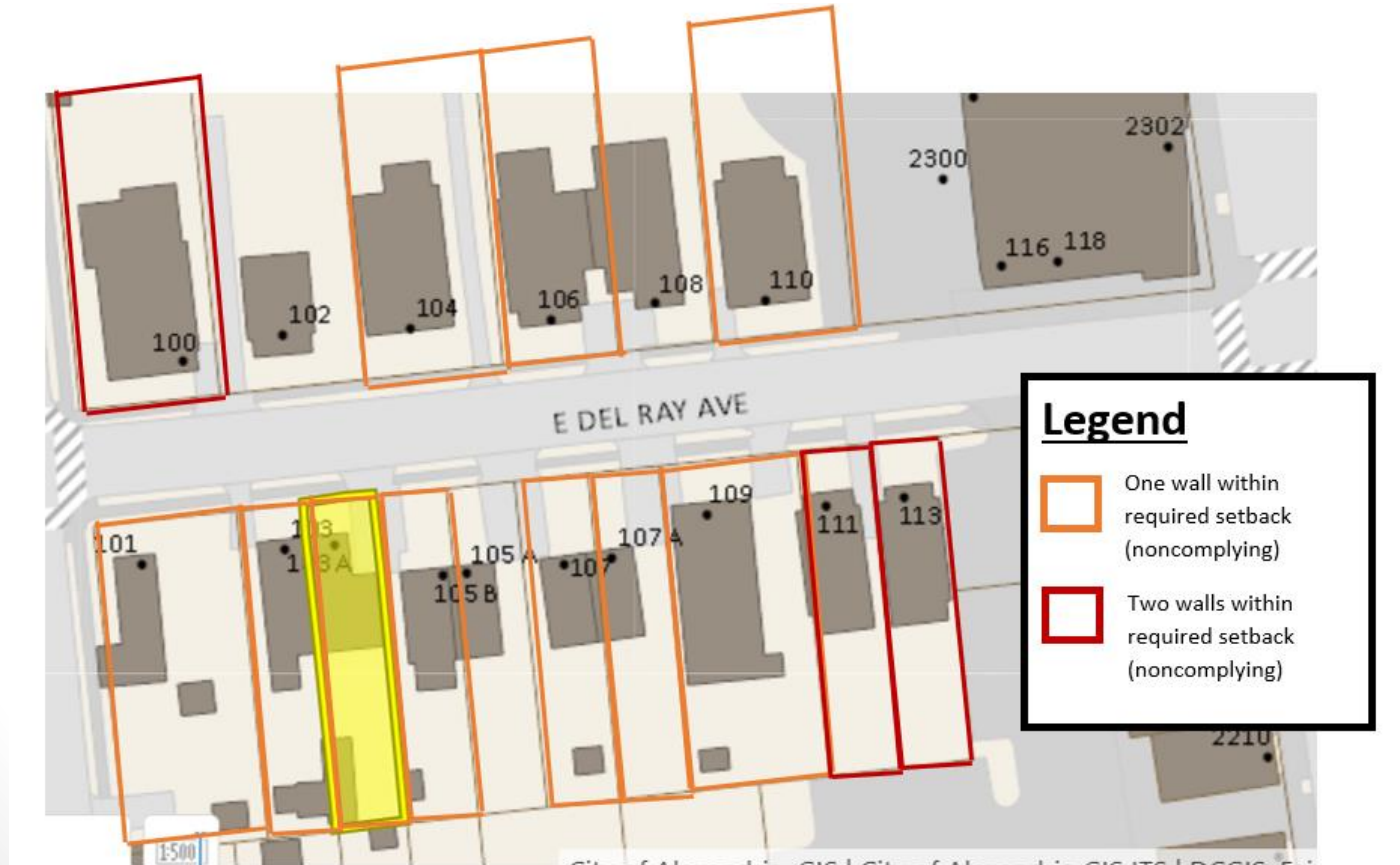
Block Face Heights Comparison (Neighboring properties on the same side of the street)



Request

	Requirement		Proposal
Side Yard (East)	1:3 with 7' min (Height: 26.0')	8.66'	3.06' (5.6' Modification requested)
Side Yard (West)	1:3 with 7' min (Height: 26.0')	8.66'	3.91' (4.75' Modification requested)
Parking Spaces	2.0		0

Figure 7 – Properties with non-complying side yard setbacks on the block





Staff recommends approval