



# **SUP #2020-00106**

## **1015 Duke Street**

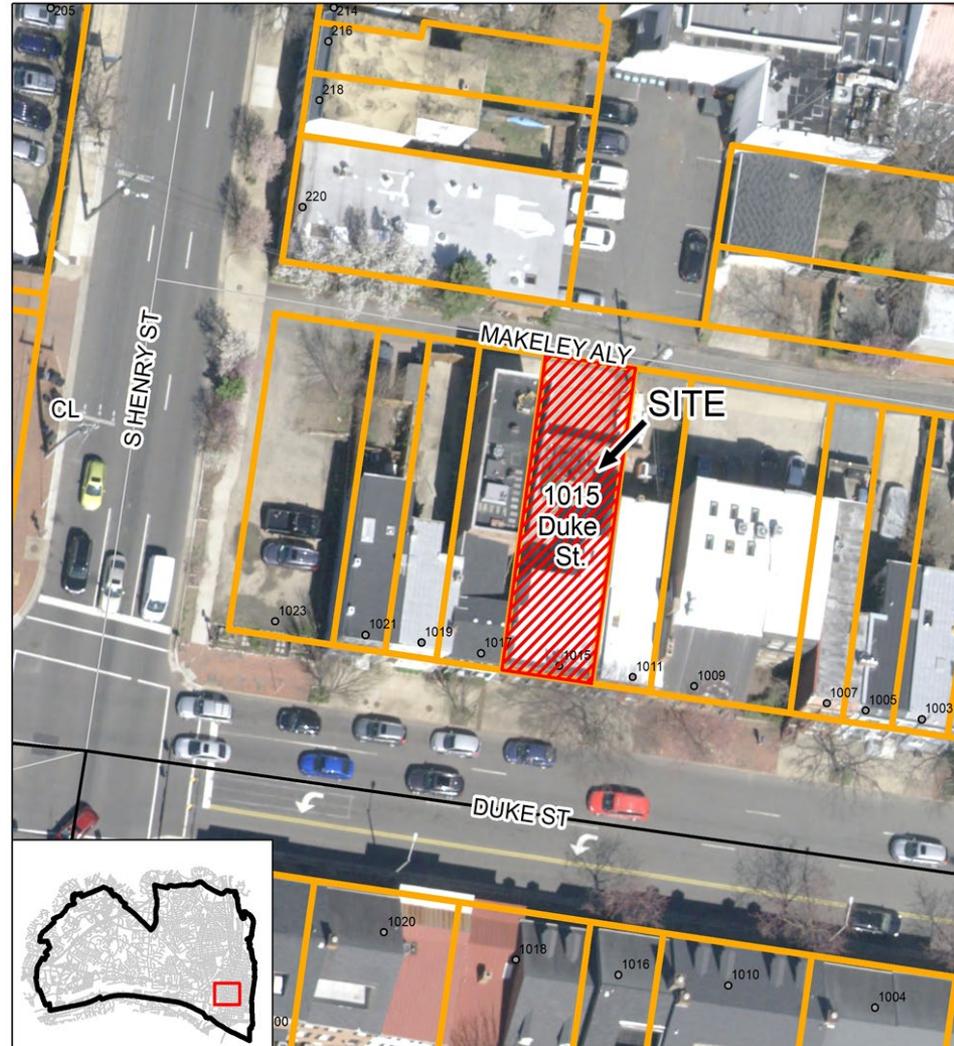
Planning Commission

May 4, 2021

# Site Context

Surrounded by residences (primarily townhouse) and commercial (primarily office)

Zoned CL/  
Commercial Low



# SUP Request

SUP for a parking reduction with lot modifications for a commercial to residential use conversion



South Front Elevation



# SUP Considerations

## Parking Reduction

- 2 compact spaces



North Rear Parking Area

# SUP Considerations

## Lot Modifications

- Open Space Reduction
- Front Setback



Front Setbacks and Open Space along the Block



# Previous Approvals

- December 2018- BZA granted variance to waive required front setback for commercial to residential reversion
- January 2019- BAR approved rear addition
  - Applicant understood construction of addition would result in property being deficient in open space for residential use



# **Staff Recommends Approval**