

209 & 211 East Del Ray Avenue Subdivision

Subdivision #2024-00002

Planning Commission

May 7, 2024



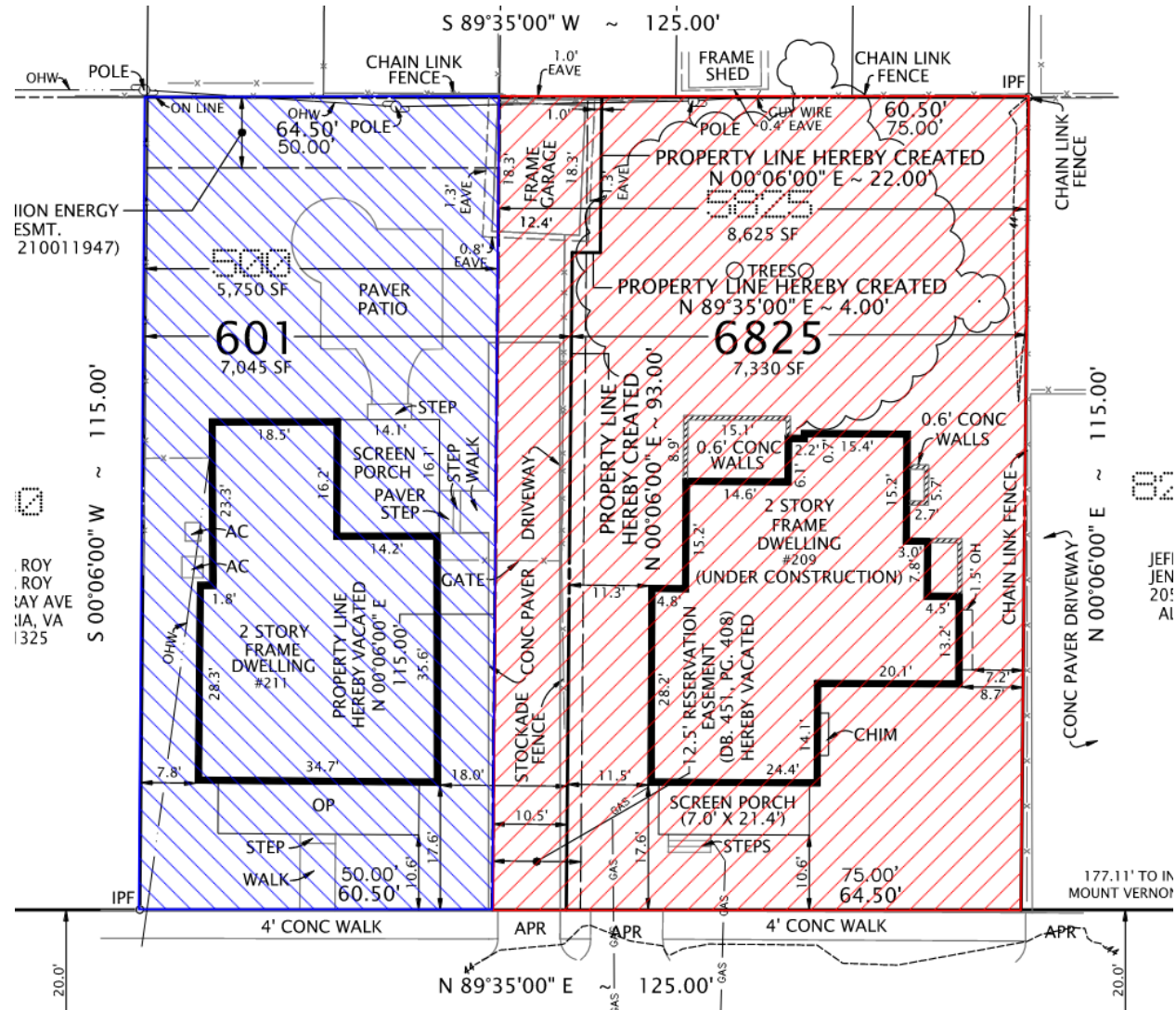
This presentation is subject to changes prior to hearing

Subject Site and Context

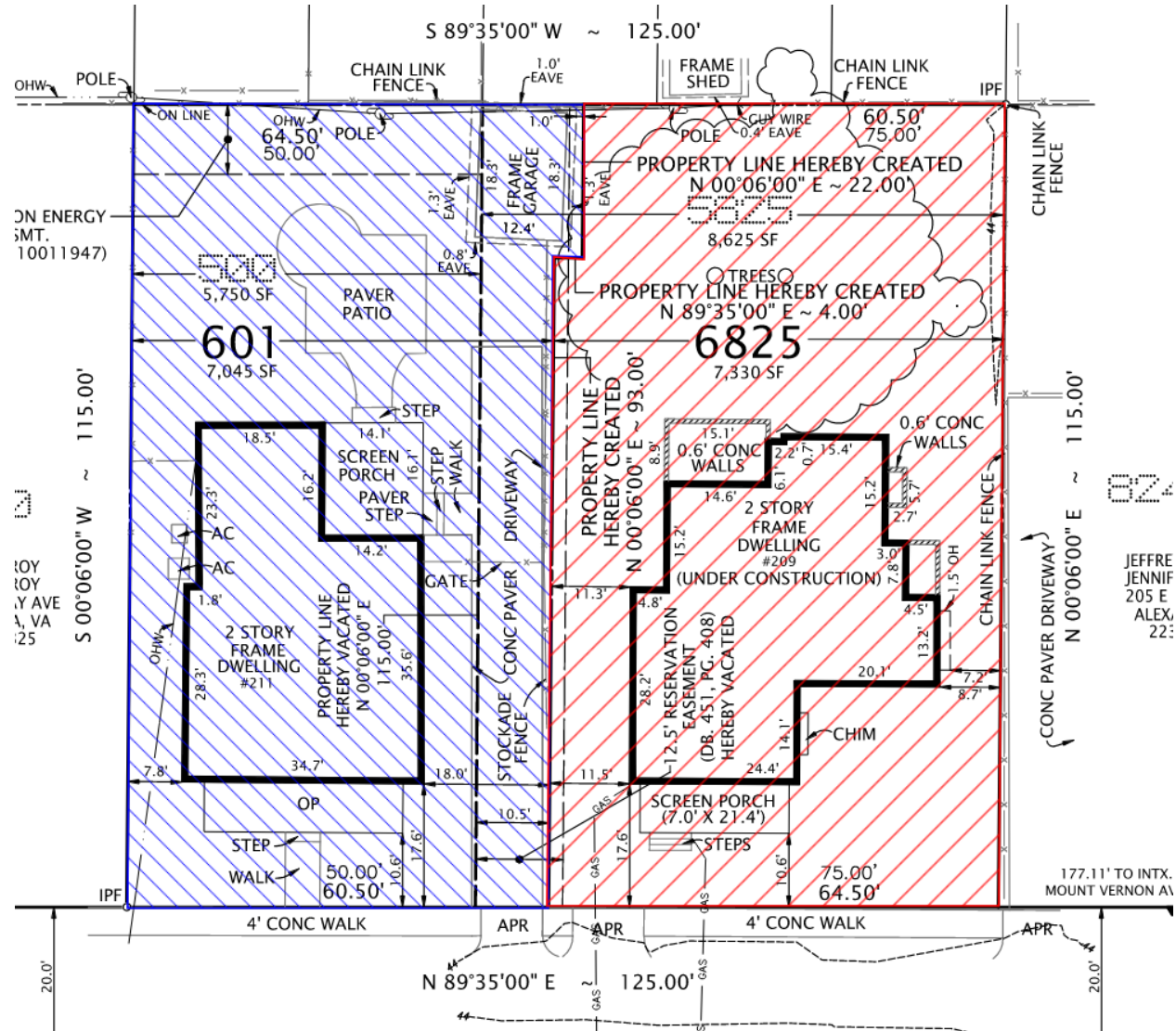
Zoned R-2-5 and surrounded by single-unit and semi-detached dwellings, and some commercial buildings



Existing lot configuration



Proposed lot configuration



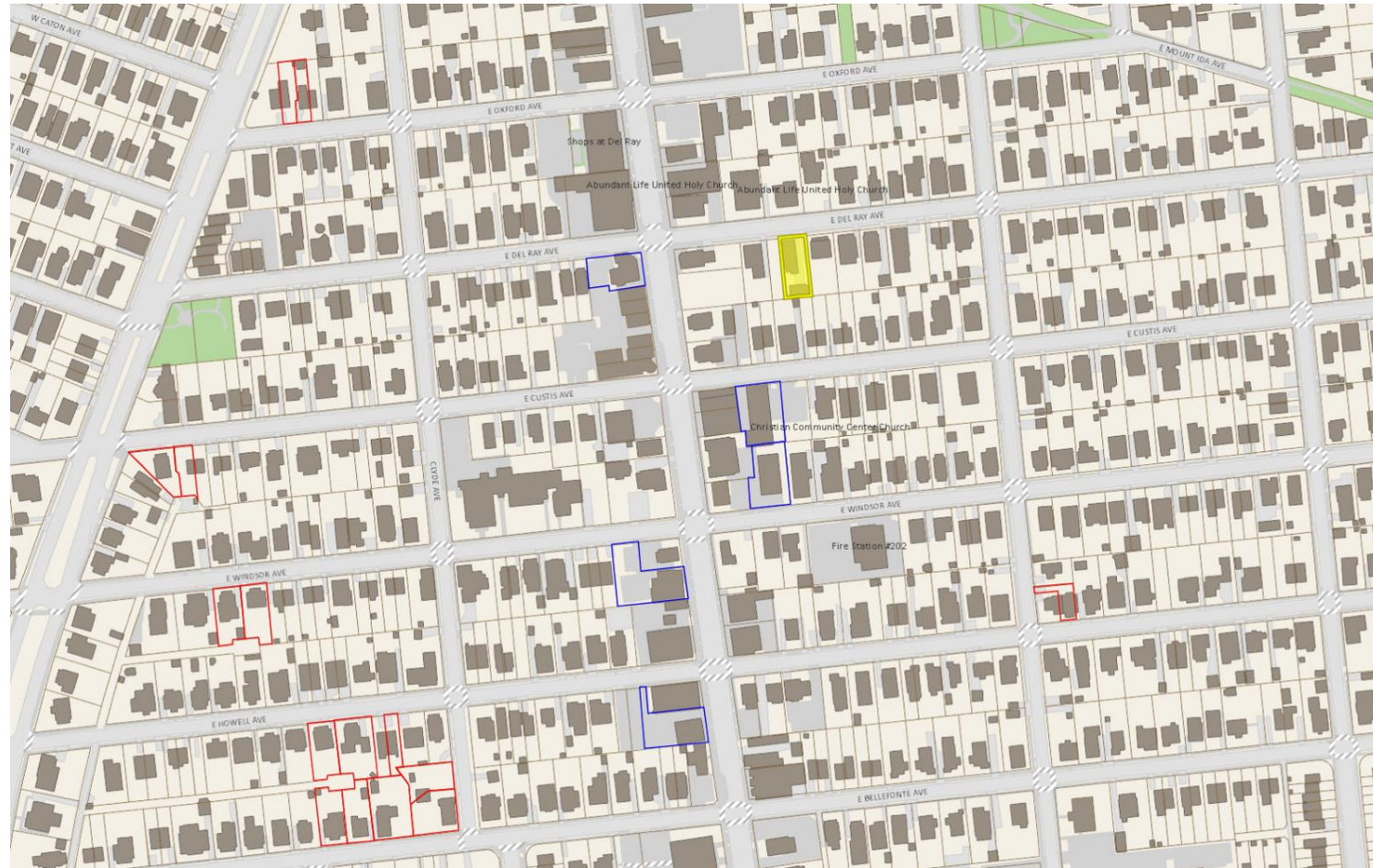


Staff recommends approval



Supplemental information

Notched Lots in Del Ray





	Required/ Permitted	Existing		Proposed	
		<i>Lot 500</i>	<i>Lot 5825</i>	<i>Lot 601</i>	<i>Lot 6825</i>
Lot Size	5,000 Sq. Ft.	5,750 Sq. Ft.	8,625 Sq. Ft.	7,045 Sq. Ft.	7,330 Sq. Ft.
Width	50 Ft.	50 Ft.	75 Ft.	60.50 Ft.	64.50 Ft.
Frontage	40 ft.	50 Ft.	75 Ft.	60.50 Ft.	64.50 Ft.
Front Yard	17.6 - 60.0 Ft.	17.6 Ft.	17.6 Ft.	17.6 Ft.	17.6 Ft.
Side Yard (East)	7 Ft.; 1:3 ratio	7.8 Ft. (House) 47.75 Ft. (Garage)	21.9 Ft. (House) 0 Ft. (Garage)	7.8 Ft. (House) 47.75 Ft. (Garage)	11.5 Ft.
Side Yard (West)	7 Ft.; 1:3 ratio	7.6 Ft. (House) 0 Ft. (Garage)	8.7 Ft. (House) 61.54 Ft. (Garage)	18.0 Ft. (House) 1 Ft. (Garage)	8.7 Ft.
Rear Yard	7 Ft.; 1:1 ratio	45.7 Ft. (House) 0 Ft. (Garage)	45.2 Ft. (House) 0 Ft. (Garage)	45.7 Ft. (House) 0 Ft. (Garage)	45.2 Ft.
Floor Area	0.45	0.45	0.34	0.37	0.41