

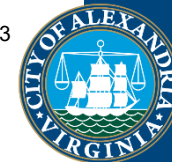
41 East Reed Avenue Subdivision

Subdivision #2024-00005

Planning Commission

June 24, 2024





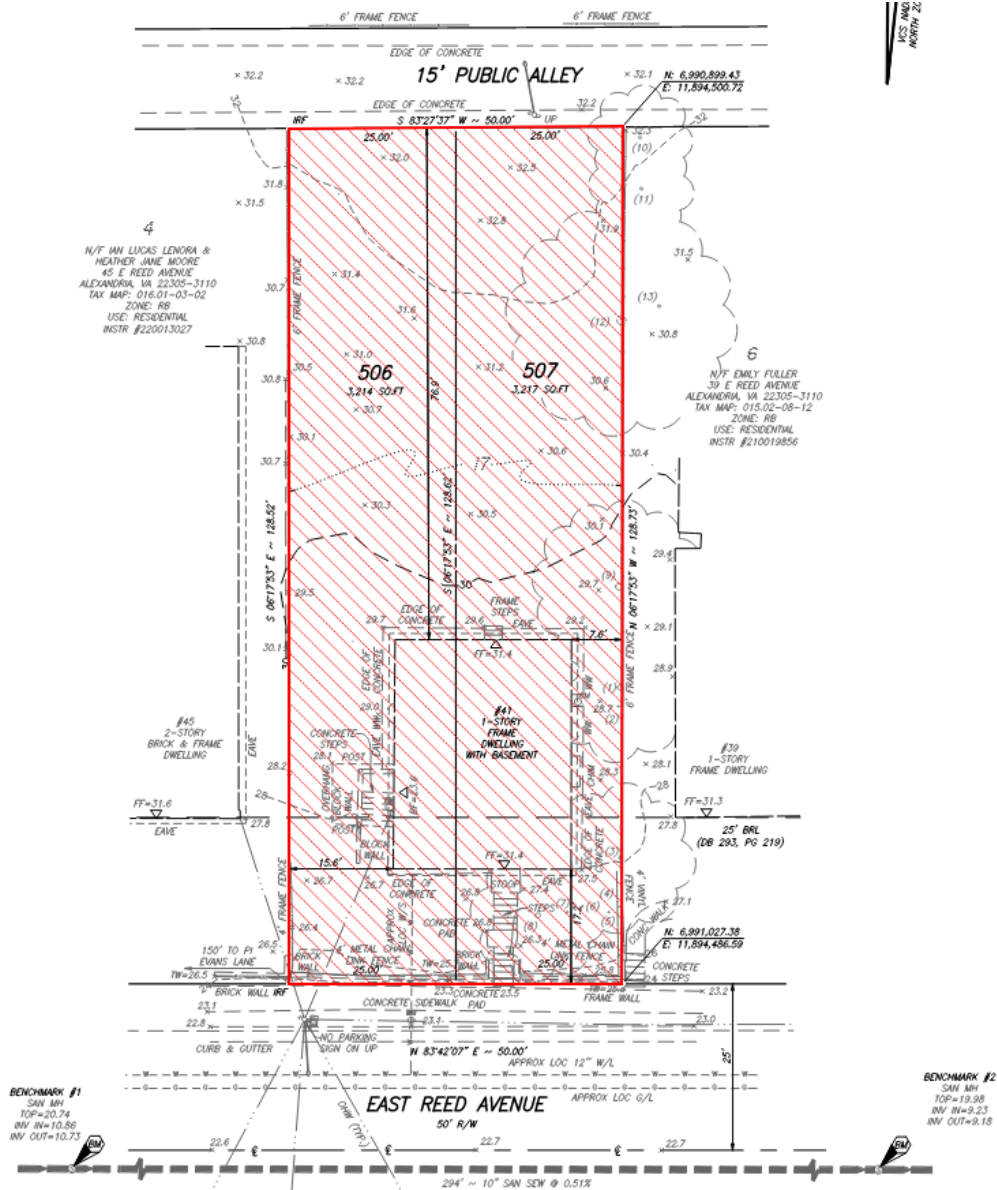
Subject Site and Context

Zoned RB and surrounded by two-unit semi-detached dwellings and townhomes, and some single-unit dwellings



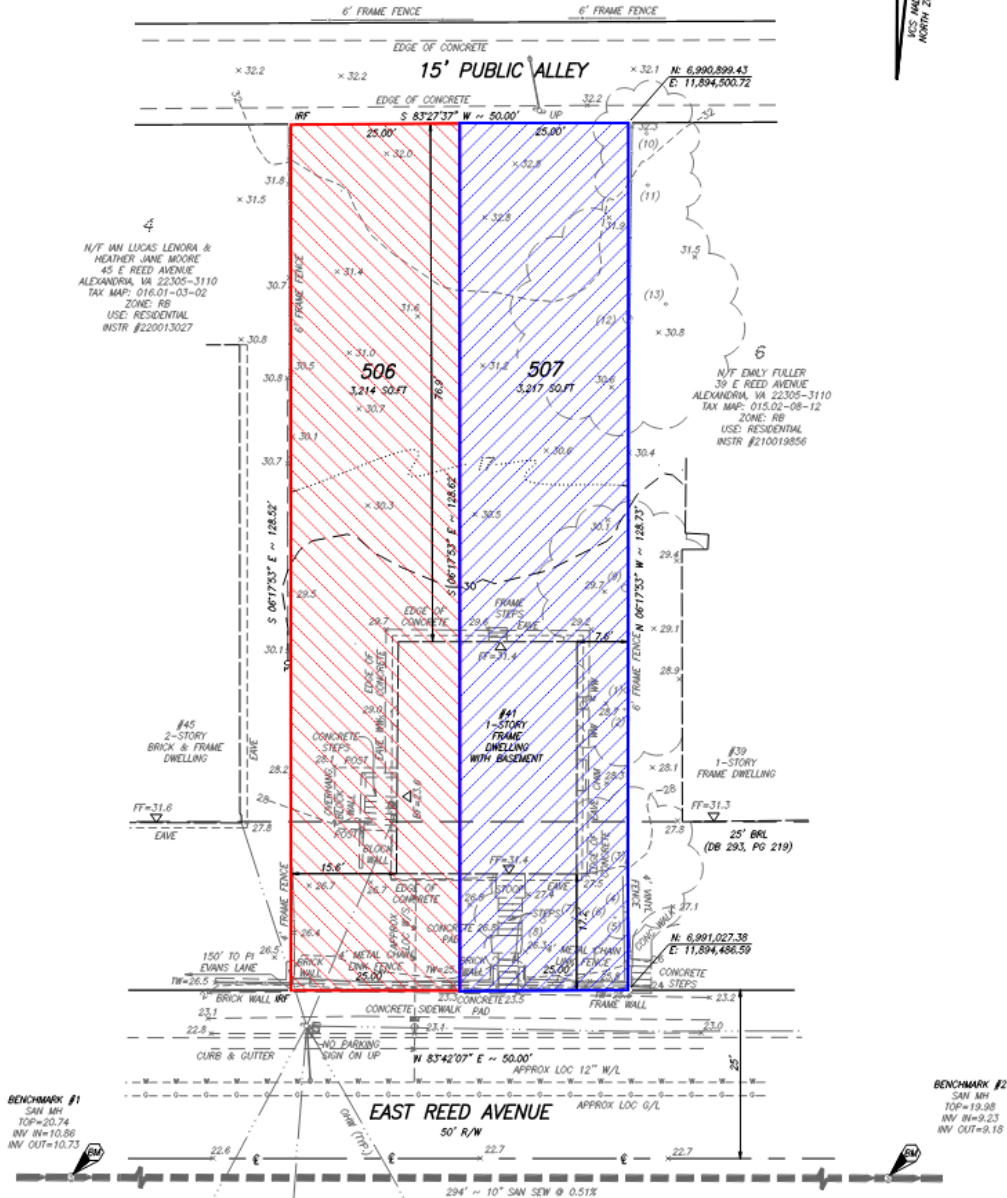


Existing lot configuration





Proposed lot configuration





Staff recommends approval



Supplemental information



	Required/ Permitted	Existing	Proposed	
		Lot 17	Lot 506	Lot 507
Lot Size	1,980 Sq. Ft.	6,431 Sq. Ft.	3,214 Sq. Ft.	3,217 Sq. Ft.
Width	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Front Yard	17.2 - 26.8 Ft.	17.2 Ft.	N/A	N/A
Side Yard (East)	8 Ft.; 1:3 ratio	15.6 Ft.	N/A	N/A
Side Yard (West)	8 Ft.; 1:3 ratio	7.6 Ft.	N/A	N/A
Rear Yard	8 Ft.; 1:1 ratio	76.9 Ft.	N/A	N/A
Floor Area	0.75	0.15	N/A	N/A