

# **Docket Item #9**

# **1233 North Pickett Street**

# **Subdivision**

Subdivision #2023-00007

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Planning Commission

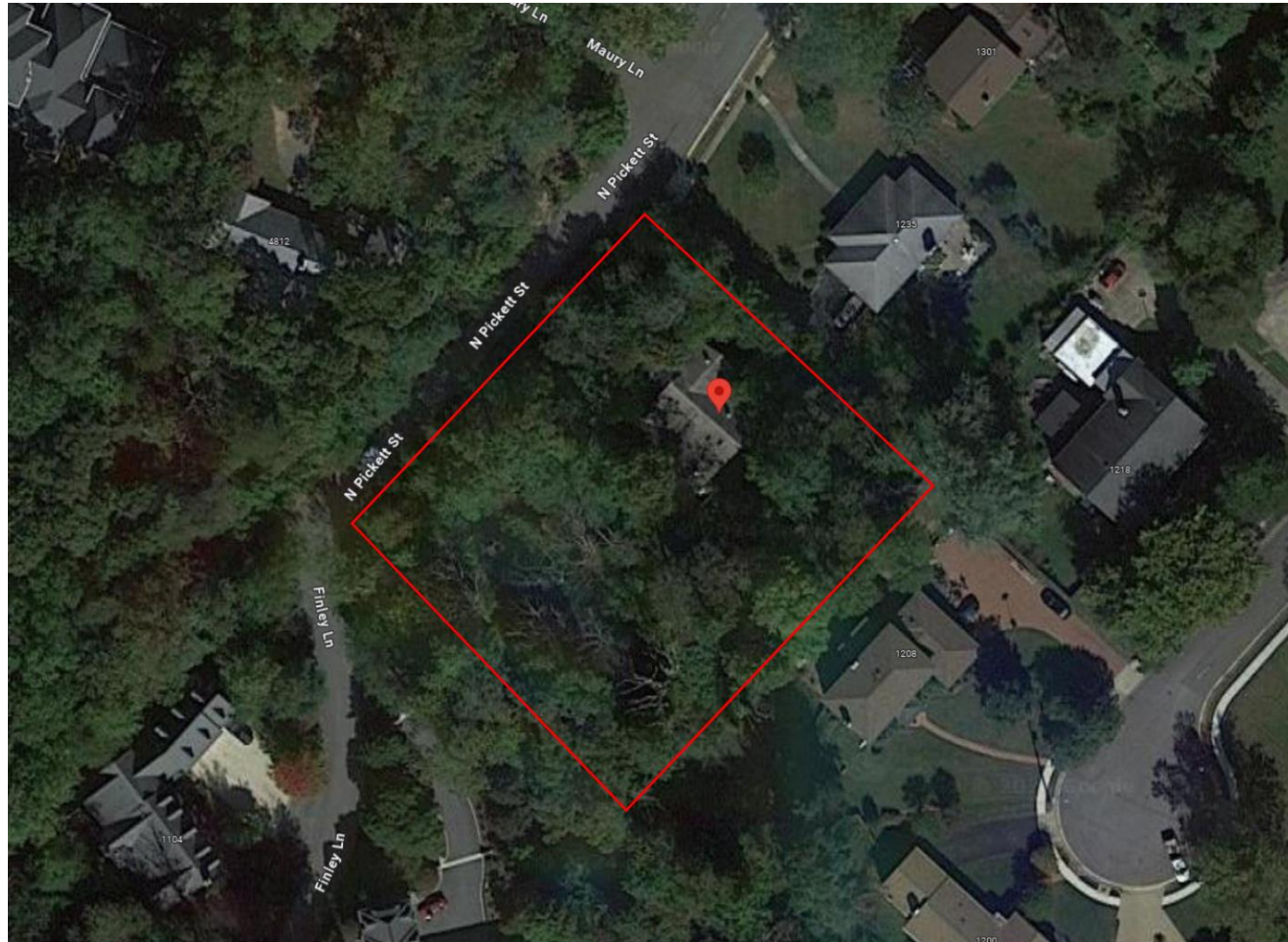
March 5, 2024



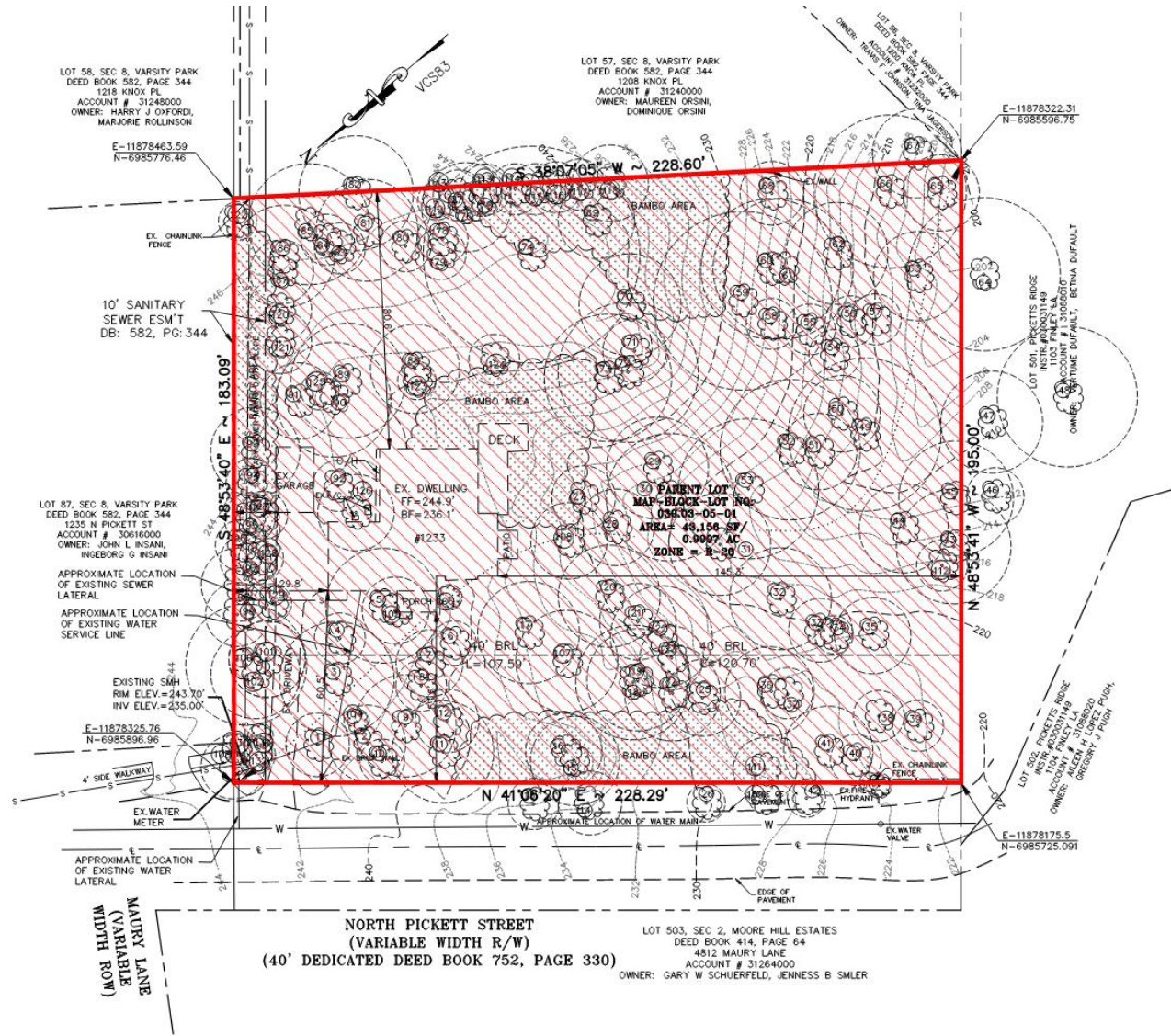
*This presentation is subject to changes prior to hearing*

# Subject Site and Context

Zoned R-20 and surrounded by single-unit homes



# Existing lot configuration







Staff recommends approval



# Supplemental information



	Required/Permitted	Existing	Proposed	
			Lot 500	Lot 501
<b>Size</b>	20,000 Sq. Ft.	43,156 Sq. Ft.	20,000 Sq. Ft.	23,156 Sq. Ft.
<b>Width</b>	100.0 Ft	228.29 Ft.	107.59 Ft.	120.70 Ft.
<b>Frontage</b>	75.0 Ft.	228.29 Ft.	107.59 Ft.	120.70 Ft.
<b>Front Yard</b>	40.0 Ft.	60.5 Ft.	Future development required to comply with all R-20 zoning requirements.	
<b>Side Yard (North)</b>	12 Ft., 1:2 ratio	29.8 Ft.		
<b>Side Yard (South)</b>	12 Ft., 1:2 ratio	145.3 Ft.		
<b>Rear Yard</b>	12 Ft., 1:1 ratio	80.6 Ft.		
<b>Floor Area</b>	0.25	~0.05		