

# **28 E. Maple Street SUP #2021-00109**

City Council  
February 12, 2022

# Site Context

- Zoned R-2-5/residential single-family and two-family
- Immediately surrounded by single-family dwellings



# Special Use Permit Request

Construct a two-story single-family dwelling on a developed, substandard lot



*Existing dwelling*



*Proposed dwelling*



# Substandard Lot

- Subject property is substandard
  - does not meet minimum lot area and lot width requirements
- SUP review required for redevelopment of substandard lot
- Pursuant to Section 12-901(C), City Council must find the proposal compatible with existing neighborhood character in terms of:
  - Bulk
  - Height
  - Design



# Proposed Dwelling



# Height

**28.1 Ft. (25 E. Maple St.)**



**28.1 Ft. (28 E. Maple St.)**



# Bulk

28 E. Maple St. Proposal



30 E. Maple St.



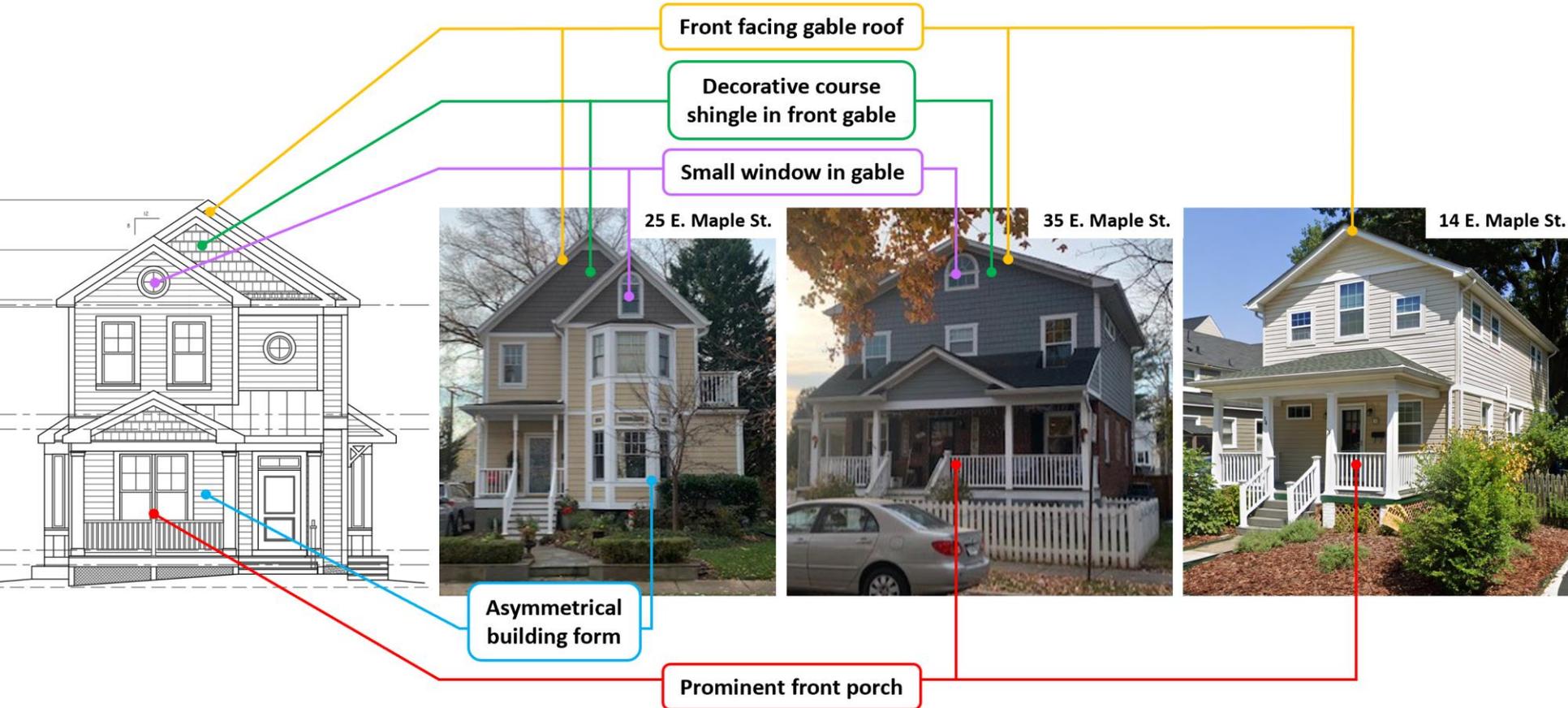
26 E. Maple St.



25 E. Maple St.



# Design



# Additional Considerations

## Trees

- Different proposed canopy tree in the rear of the site
- Provide 32% canopy coverage with additional tree in the front yard
- More protection measures for neighboring trees

## Flood Mitigation

- Backflow preventer on sanitary sewer lateral connection in basement



Planning Commission and Staff recommend **approval** the Special Use Permit request and recommended conditions.

# Additional Information

# Height Context

**Single-Family Dwellings  
0-99 Block of E. Maple St.**



- 10 E. Maple (Tallest): 29.6 ft.
- 22 E. Maple (Shortest): 14.9 ft.
- 25 E. Maple (Same): 28.1 ft.
- Average: 22.0 ft.
- 28 E. Maple Proposed: 28.1 ft.**
- Existing Front Building Wall

*North Elevation*



*East Elevation*



*West Elevation*





	Required	Proposed
<b>Lot Area</b>	5,000 Sq. Ft.	4,400 Sq. Ft.*
<b>Lot Width</b>	Min. 50.0 Ft.	40.0 Ft.*
<b>Lot Frontage</b>	Min. 40.0 Ft.	40.0 Ft.
<b>Front Yard</b>	Min. 11.8 Ft.; Max. 24.0 Ft. (between the range of all lots within the contextual block face)	19.8 Ft. (Main Building) 11.8 Ft. (Porch)
<b>Side Yard (East)</b>	8.2 Ft. (Main Building) 7 Ft. (Portion of Bay Window beyond 20" Permitted Obstruction) (1:3 height to setback ratio, 7 Ft. min.)	8.7 Ft. (Main Building) 8.3 Ft. (Bay Window)
<b>Side Yard (West)</b>	8.2 Ft. (Main Building) 7 Ft. (Portion of Bay Window beyond 20" Permitted Obstruction) (1:3 height to setback ratio, 7 Ft. min.)	8.25 Ft. (Main Building) 7.9 Ft. (Bay Window)
<b>Rear Yard</b>	15.7 Ft. (one-story portion) 28.1 Ft. (two-story portion) (1:1 height to setback ratio, 7 Ft. min.)	38.5 Ft. (one-story portion) 47.3 Ft. (two-story portion)
<b>Net Floor Area</b>	1,980 Sq. Ft. 0.45 Floor Area Ratio (FAR)	1,979 Sq. Ft. 0.45 Floor Area Ratio (FAR)
<b>Height</b>	Max. 30.0 Ft.	28.1 Ft.
<b>Threshold Height</b>	Max. 3.7 Ft.	3.1 Ft.