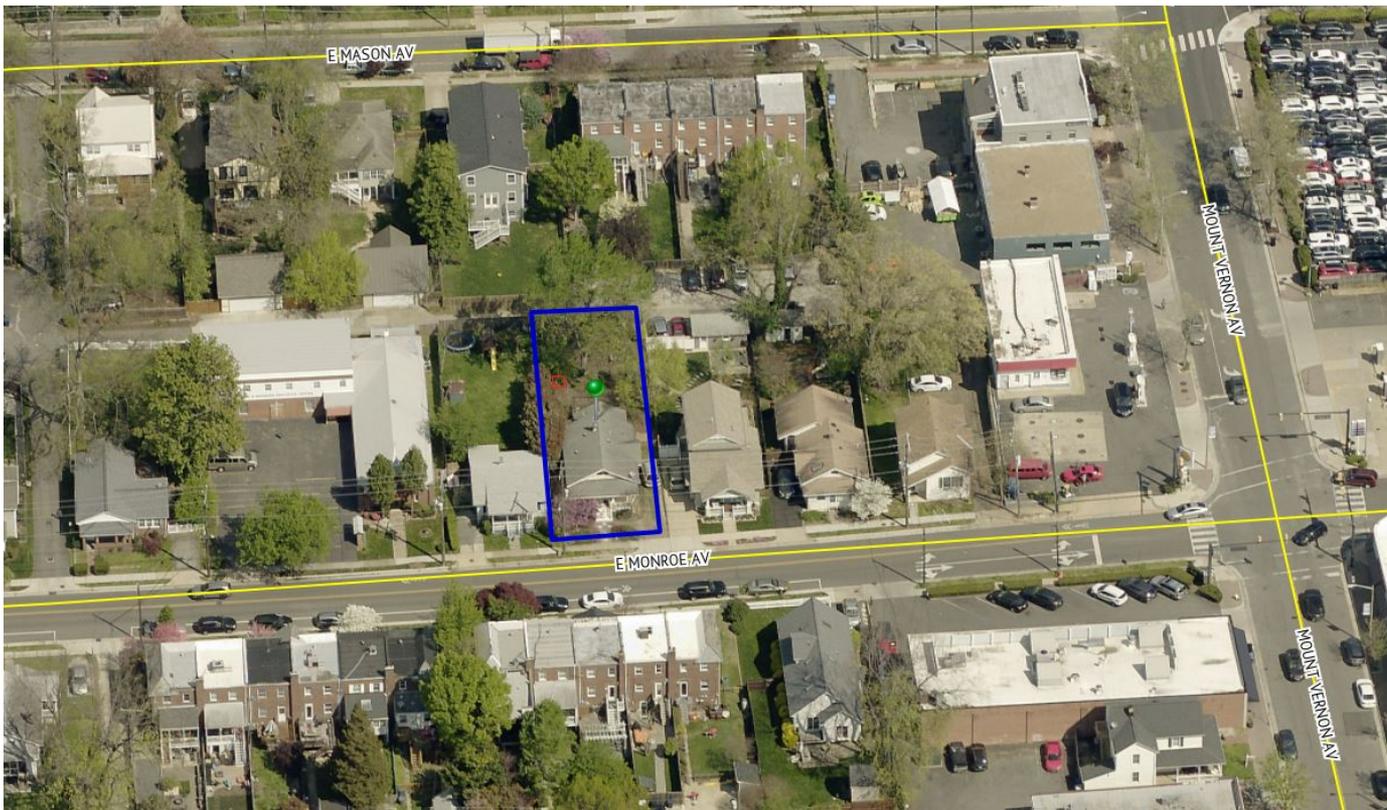


SUP #2020-00086
222 East Monroe Avenue

City Council
January 23, 2021

Site Context

- Surrounded by single-family and townhouse dwellings
- Zoned R-2-5/residential single and two-family



Substandard Lot

- Subject property is substandard (does not meet minimum lot width requirement)
- 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

Background

- P&Z approved building permit in April 2020, finding that the requirements for an addition to a dwelling on a substandard lot were met
- Dwelling was demolished in June 2020 due to foundational instability
- Demolition was not covered under the building permit
- Applicant requested after-the-fact SUP approval for demolition and redevelopment of the subject property

SUP Request

Applicant requests SUP approval with modifications to construct two-story dwelling on substandard lot

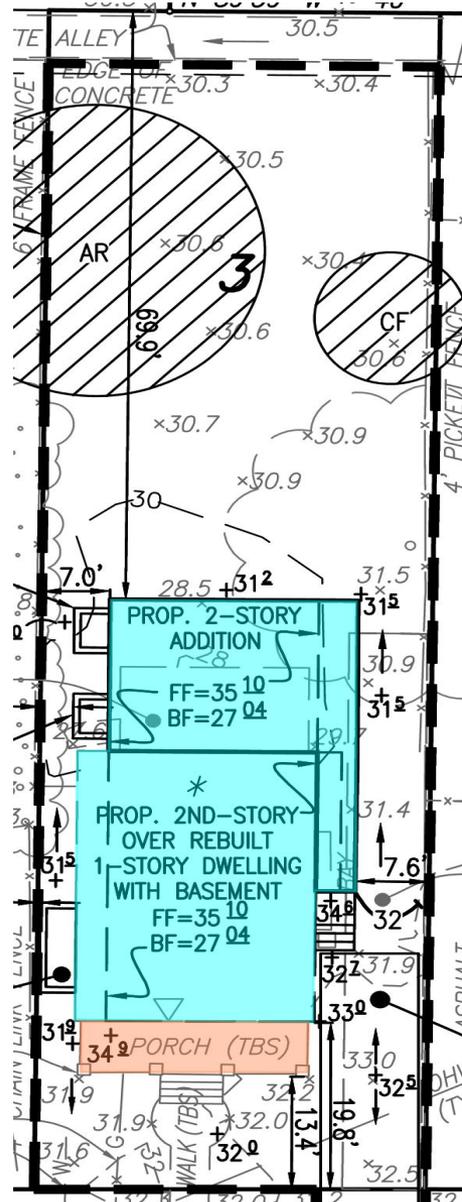


Existing dwelling



Proposed dwelling

Proposed Site Plan



Staff Analysis

The dwellings in the surrounding neighborhood vary in their bulk, height and design

Planning Commission found the proposal would be compatible with existing neighborhood character

Modifications

- Applicant requests modifications from the required **front** and **west side yards**
- Planning Commission found these modifications were desirable to good site design and would not be detrimental to neighboring property



Planning Commission Recommends Approval