

**#SUP2018-00094
108 North Payne Street**

City Council Meeting
December 15, 2018



Site Location

- Surrounded by residential uses to the north, east, and west.
- Commercially zoned properties to the South (KR Zone)
- Zoned CD – Commercial Downtown
- Braddock Road Metro Station Small Area Plan



Property History

- Constructed concurrently with 110 N. Payne Street as a semi-detached residential dwelling.
- Converted to an office use in 2001.



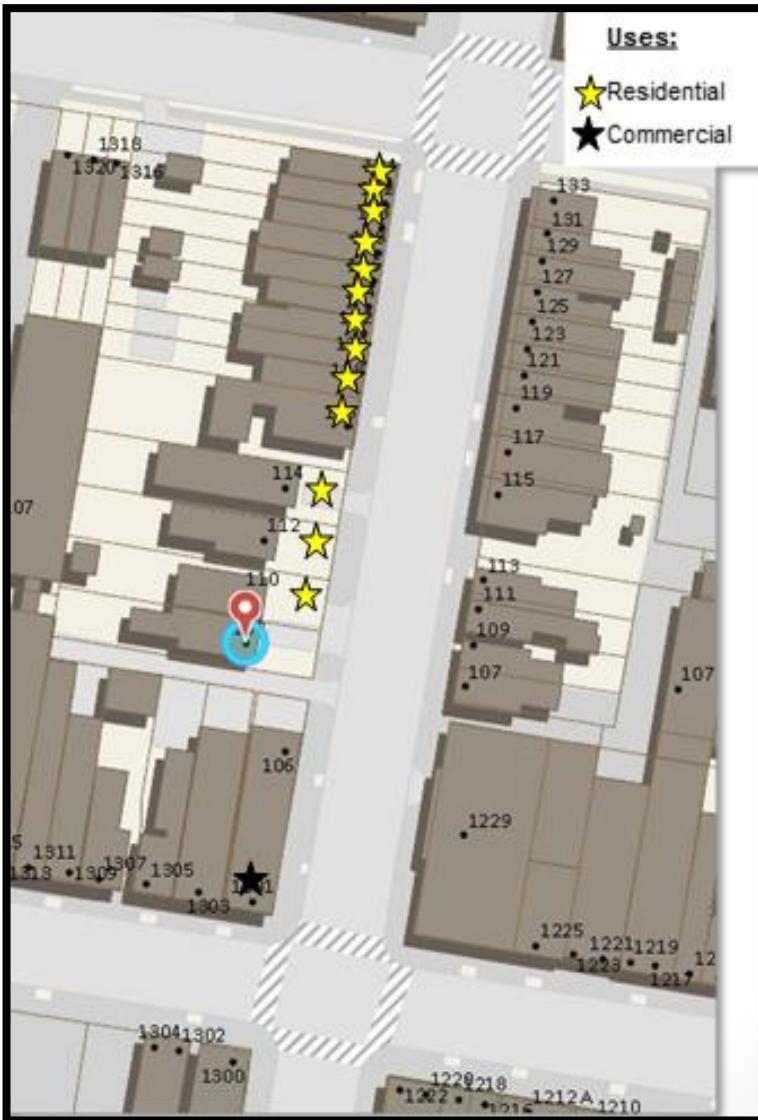


Request:

Parking Reduction and Lot Modifications

Request is to convert the existing structure to a residential use in compliance with zoning ordinance development requirements.

- Parking reduction of one space.
- Lot modifications for the following:
 - Front yard setback
 - Lot Frontage



Conclusion

- Planning Commission unanimously recommends approval of SUP #2018-00094 subject to all department comments and recommended conditions.







CD Zoning Requirements

	Required	108 N. Payne St.	Complies
Lot Area	1,452 sq. ft.	2,993 sq. ft.	yes
Lot Frontage	25 ft.	24.25 ft.	no
Front Yard setback	Front lot line	21 ft.	no
Side Yard Setback (south side)	5 ft.	5 ft.	yes
Rear Yard Setback	1:2 and 16 ft. min.	35.1 ft.	yes
Open Space	$35\% = 1,047.6$ sq. ft.	1,381.62 sq. ft.	yes
Parking	Two spaces	One space	no