

**SUP #2021-00027**  
**214 & 216 S. Payne Street**

Planning Commission  
June 1, 2021

# Site Context

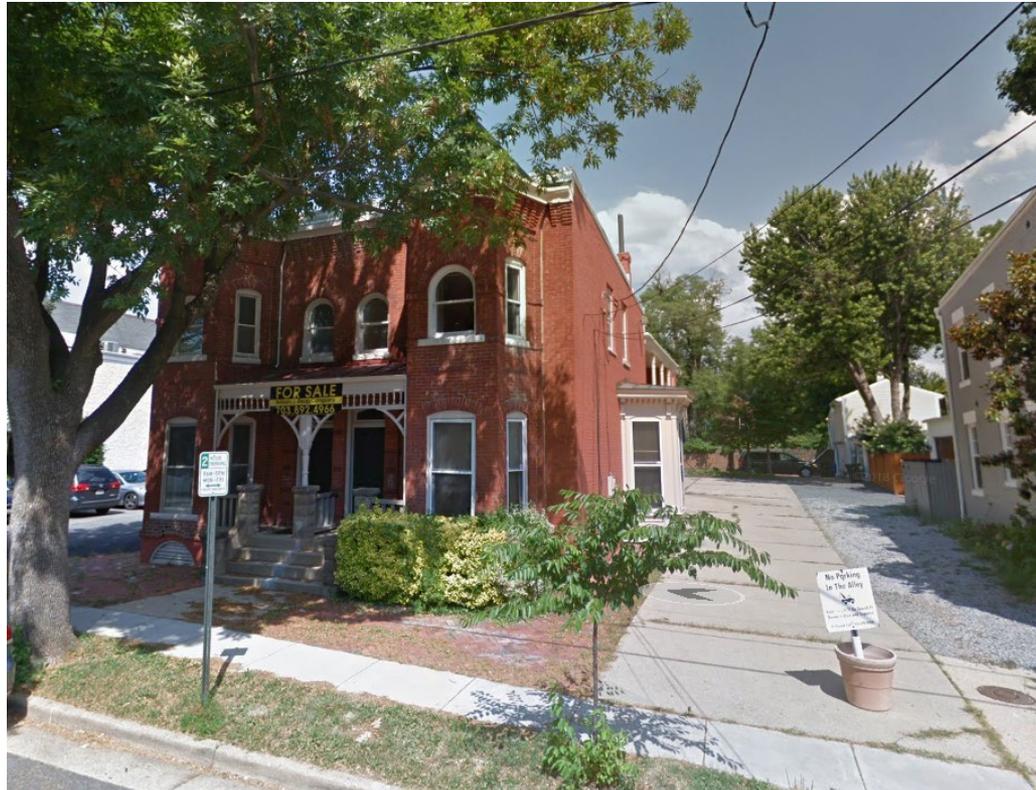
Surrounded by residences (primarily townhouse) and an apartment building.

Zoned CL/  
Commercial  
Low



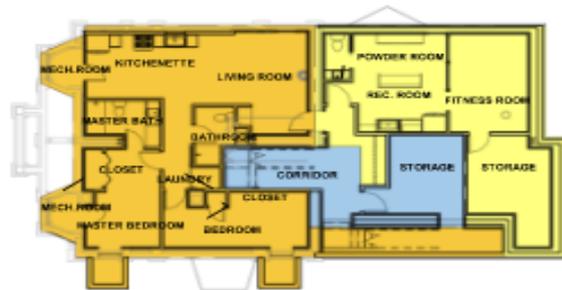
# SUP Request

SUP for a parking reduction with lot modifications for a two – family residential

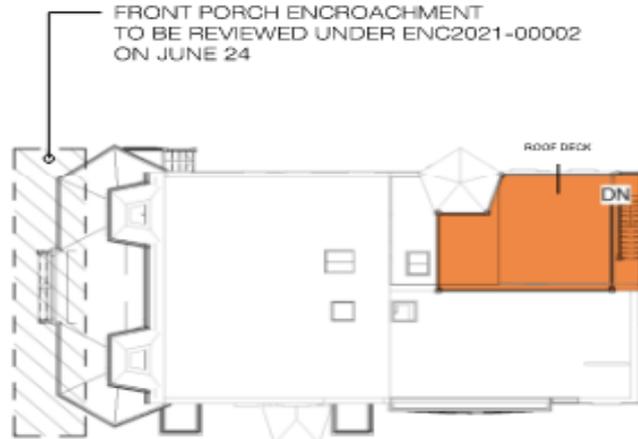


East Front Elevation

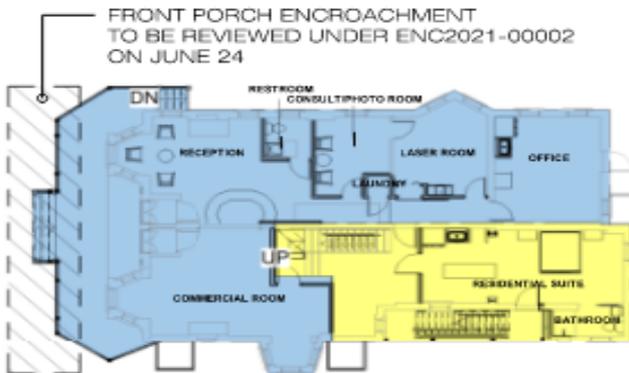
# Proposal



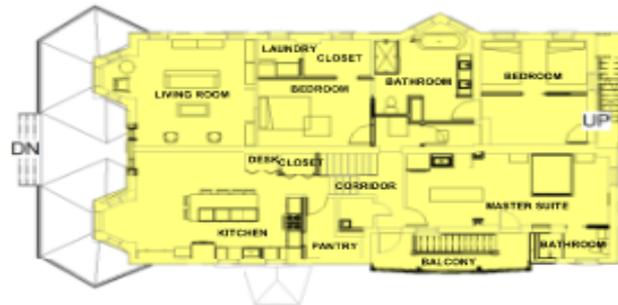
**1 USES - Basement**  
 A103 1" = 20'-0"



**5 USES- Roof Level**  
 A103 1" = 20'-0"



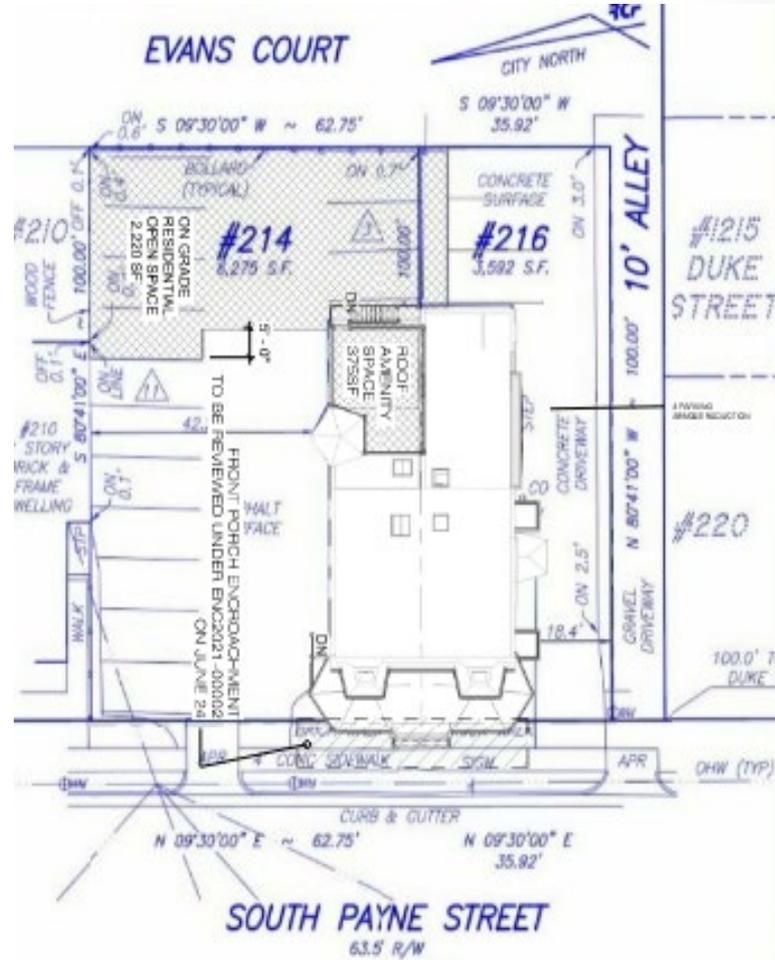
**2 USES - Main Level**  
 A103 1" = 20'-0"



**3 USES - Second Level**  
 A103 1" = 20'-0"

# Requirements and Proposal

	Existing	Proposed	Required
<b>Front Yard</b>	5.10 feet	5.10 feet	20.00 feet
<b>Open Space</b>	0	26.30 percent	40.00 percent
<b>Parking</b>	17 spaces	3 Spaces	4 spaces



- Applicant is removing 7 parking spaces to create open space
- 7 parking spaces must be maintained for a perpetual easement association with BZA#594 for parking for 211-219 S. Payne Street.



# SUP Considerations

## Lot Modifications

- Open Space Reduction
  - Requires 40%
  - Provided 26%
  - Requested modification of 14%
- Front Setback
  - Required 20.00 feet
  - Provided 5.10 feet
  - Requested modification of 14.90 feet
- Parking
  - Two spaces for each unit in a two-family dwelling
  - Provided 3 parking spaces
  - Requested modification of 1 parking space



# Staff Recommends Approval