

# 209 & 211 East Del Ray Avenue Subdivision

Subdivision #2024-00002

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City Council

May 18, 2024



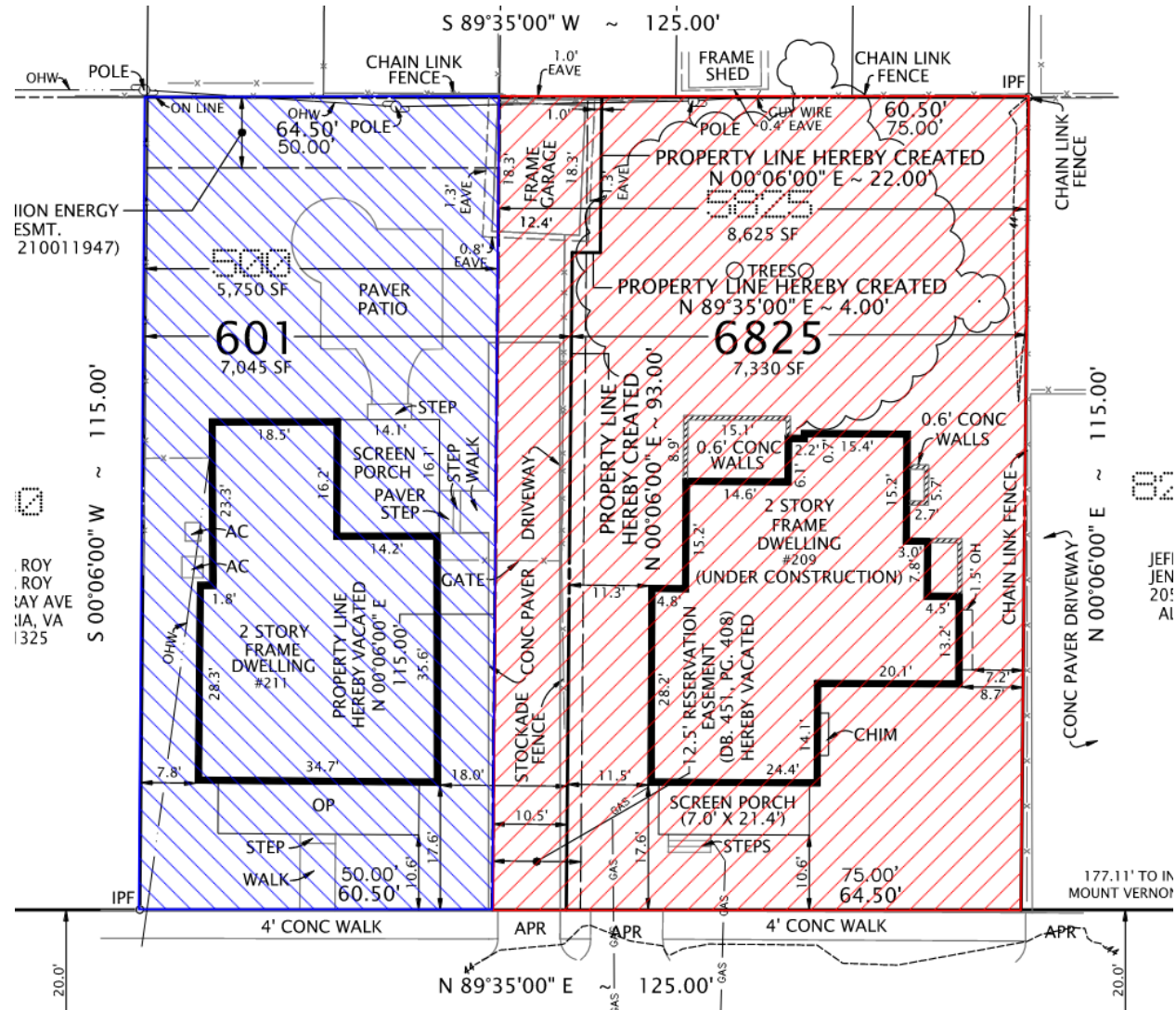
*This presentation is subject to changes prior to hearing*

# Subject Site and Context

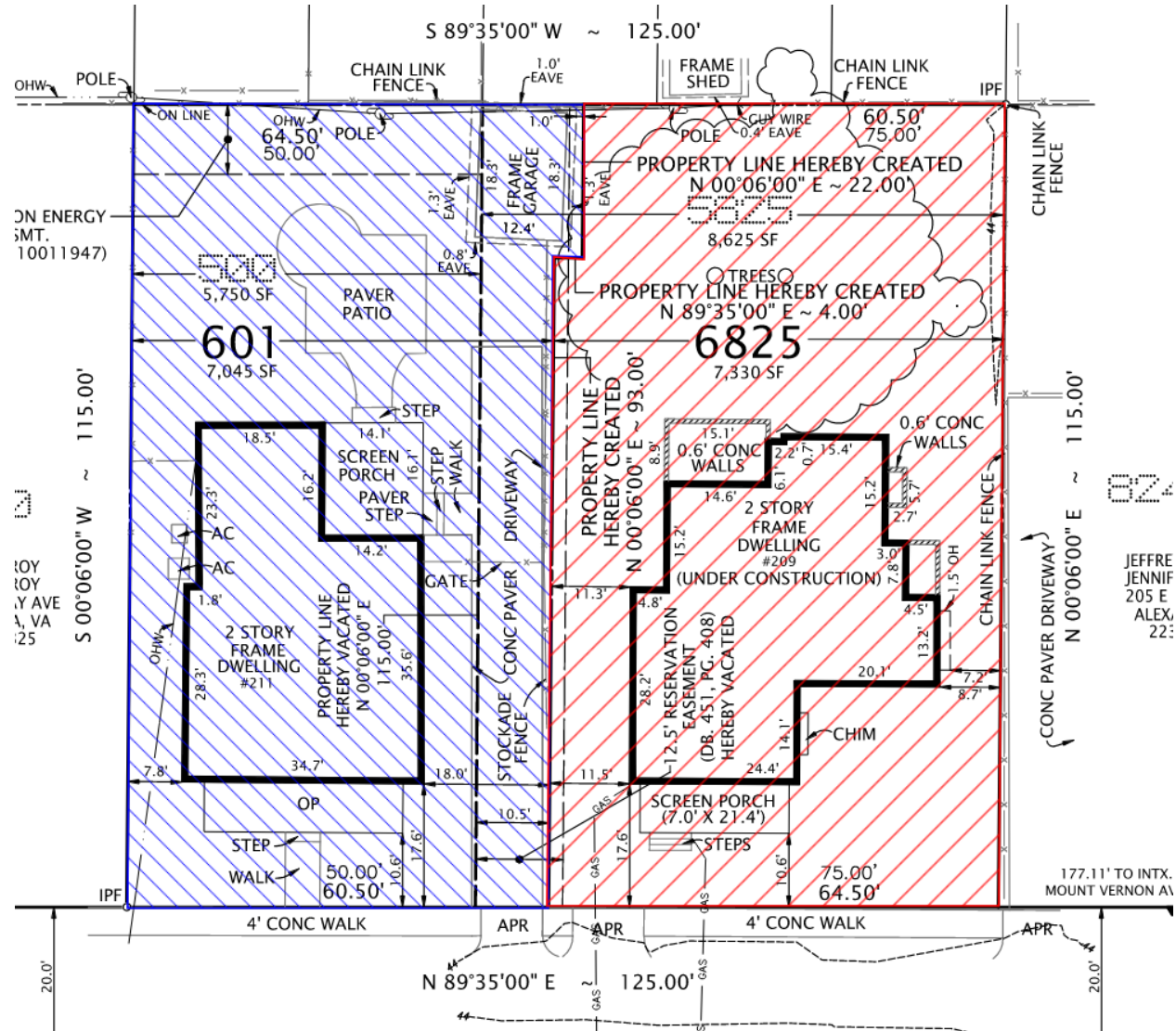
Zoned R-2-5 and surrounded by single-unit and semi-detached dwellings, and some non-residential buildings



# Existing lot configuration



# Proposed lot configuration



1233 N Pickett St | Subdivision #2023-00007



Staff recommends approval

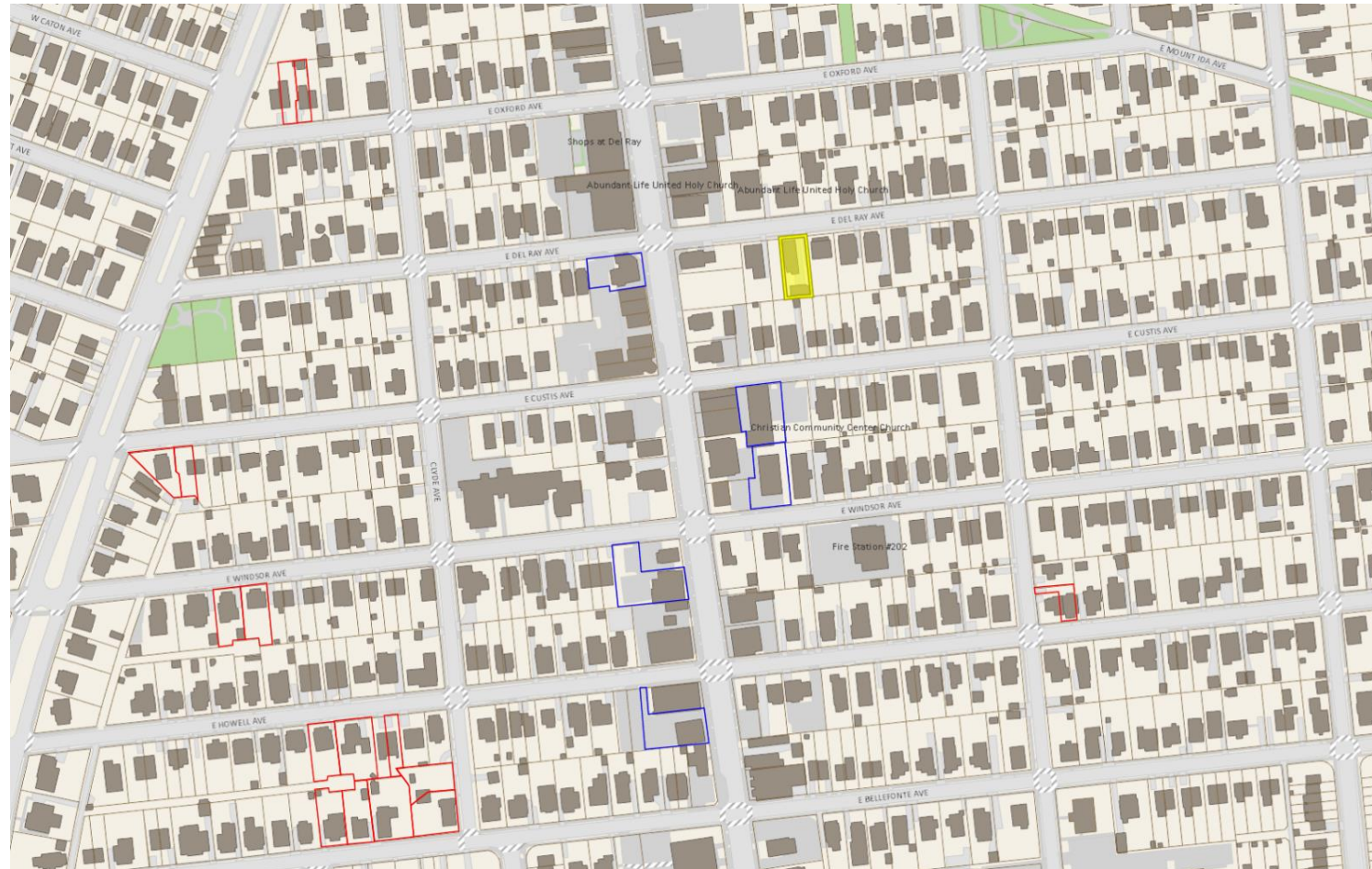


# Planning Commission Approved by Unanimous Consent



# Supplemental information

# Notched Lots in Del Ray







	Required/ Permitted	Existing		Proposed	
		Lot 500	Lot 5825	Lot 601	Lot 6825
<b>Lot Size</b>	5,000 Sq. Ft.	5,750 Sq. Ft.	8,625 Sq. Ft.	7,045 Sq. Ft.	7,330 Sq. Ft.
<b>Width</b>	50 Ft.	50 Ft.	75 Ft.	60.50 Ft.	64.50 Ft.
<b>Frontage</b>	40 ft.	50 Ft.	75 Ft.	60.50 Ft.	64.50 Ft.
<b>Front Yard</b>	17.6 - 60.0 Ft.	17.6 Ft.	17.6 Ft.	17.6 Ft.	17.6 Ft.
<b>Side Yard (East)</b>	7 Ft.; 1:3 ratio	7.8 Ft. (House) 47.75 Ft. (Garage)	21.9 Ft. (House) 0 Ft. (Garage)	7.8 Ft. (House) 47.75 Ft. (Garage)	11.5 Ft.
<b>Side Yard (West)</b>	7 Ft.; 1:3 ratio	7.6 Ft. (House) 0 Ft. (Garage)	8.7 Ft. (House) 61.54 Ft. (Garage)	18.0 Ft. (House) 1 Ft. (Garage)	8.7 Ft.
<b>Rear Yard</b>	7 Ft.; 1:1 ratio	45.7 Ft. (House) 0 Ft. (Garage)	45.2 Ft. (House) 0 Ft. (Garage)	45.7 Ft. (House) 0 Ft. (Garage)	45.2 Ft.
<b>Floor Area</b>	0.45	0.45	0.34	0.37	0.41