



SUP #2022-00022

103A E Del Ray Avenue

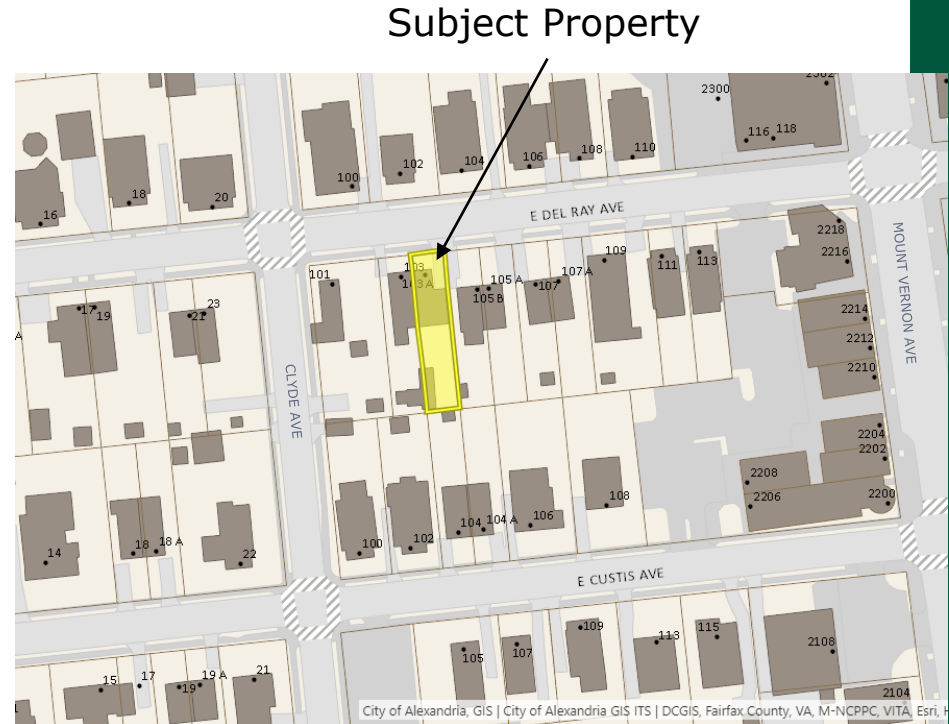
City Council
September 17, 2022

Site Context

Surrounded by single-family and semi-detached residential properties

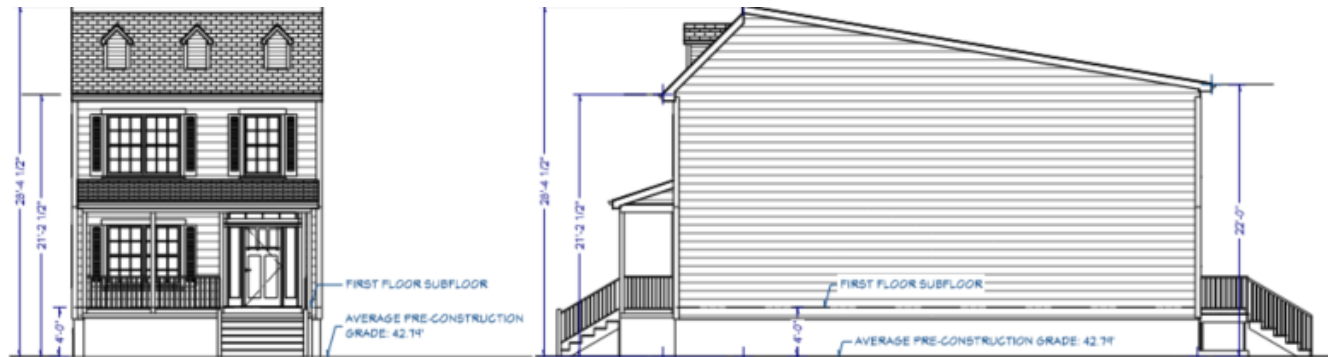
Zoned: R-2-5/Single and two-family

Original dwelling destroyed by fire.

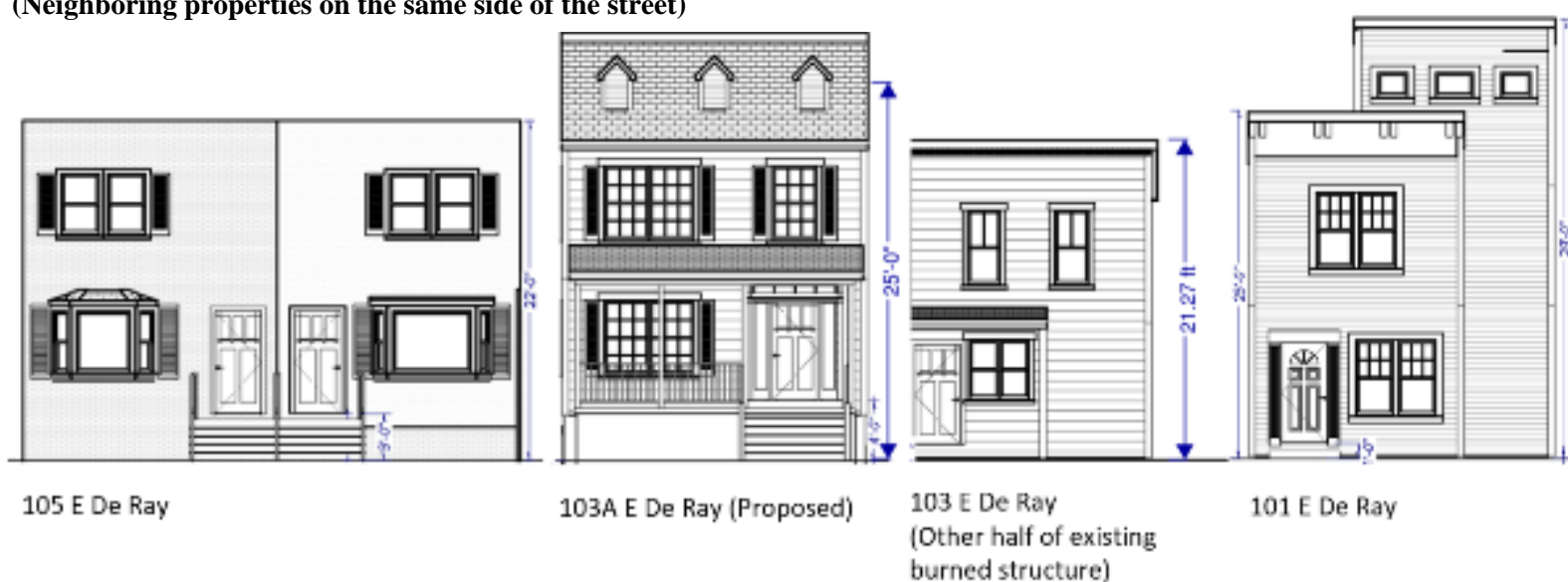


Proposed Dwelling

Elevations



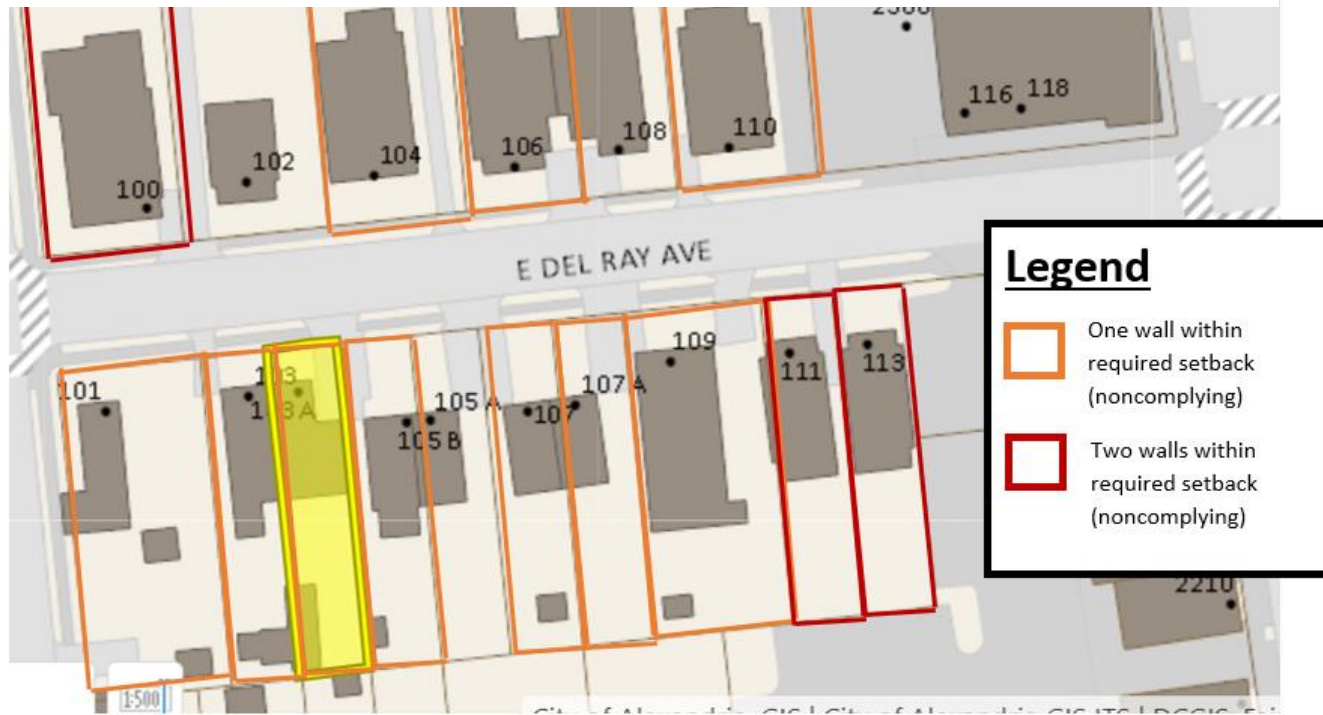
Block Face Heights Comparison (Neighboring properties on the same side of the street)



Requested Modifications

	Requirement		Proposal
Side Yard (East)	1:3 with 7' min (Height: 25.0')	8.33'	2' (6.33' Modification requested)
Side Yard (West)	1:3 with 7' min (Height: 25.0')	8.33'	3' (5.33' Modification requested)
Rear Yard	1:1 with 7' min	22.0'	57.8'
Building Height	Average of sample up to 30' maximum	Average is 22.86'	5.0'
Parking Spaces	2.0		0

Figure 7 – Properties with non-complying side yard setbacks on the block





Planning Commission recommends approval