



1303 & 1305 Chancel Place

SUB #2022-00006

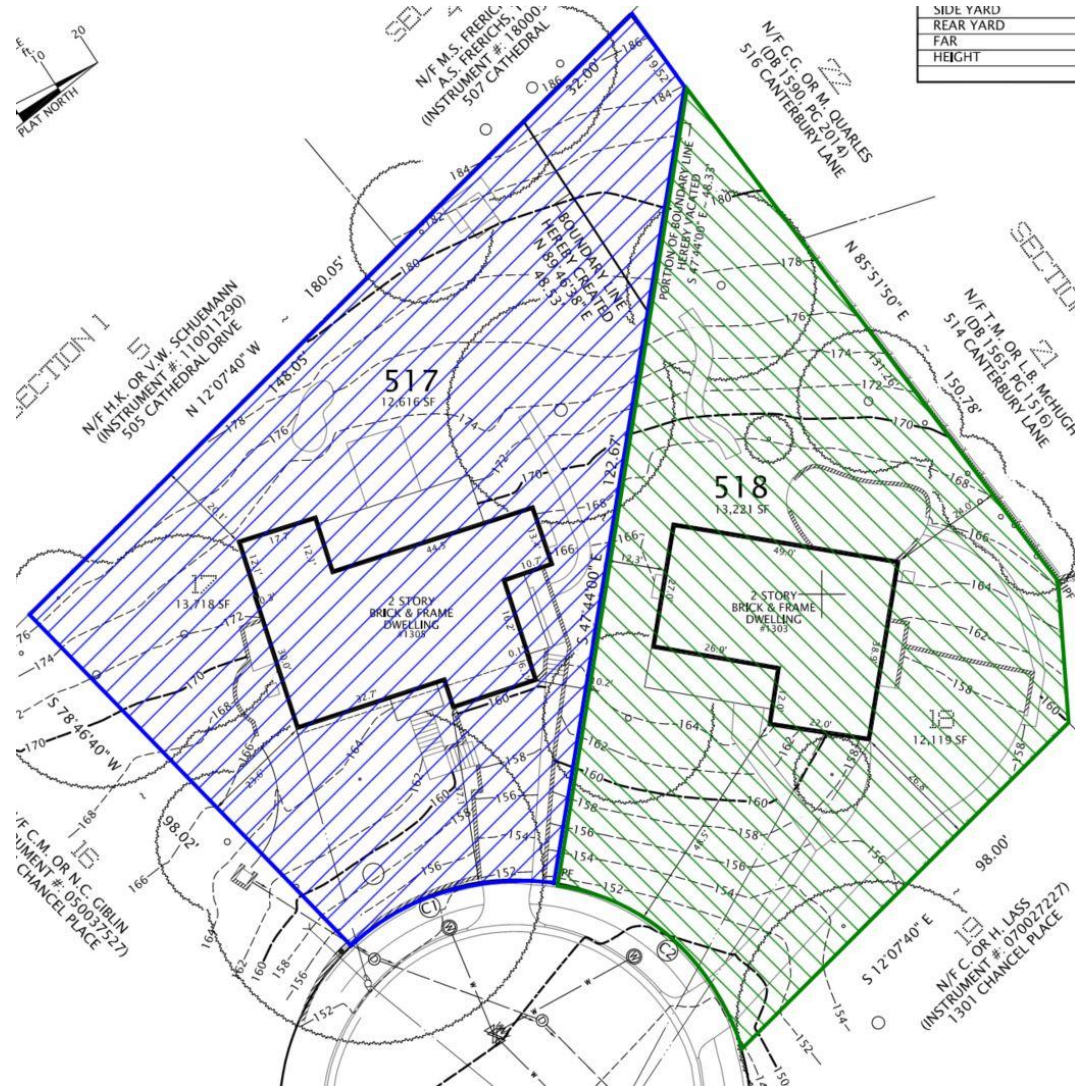
Planning Commission
November 1, 2022

Subject Site and Context

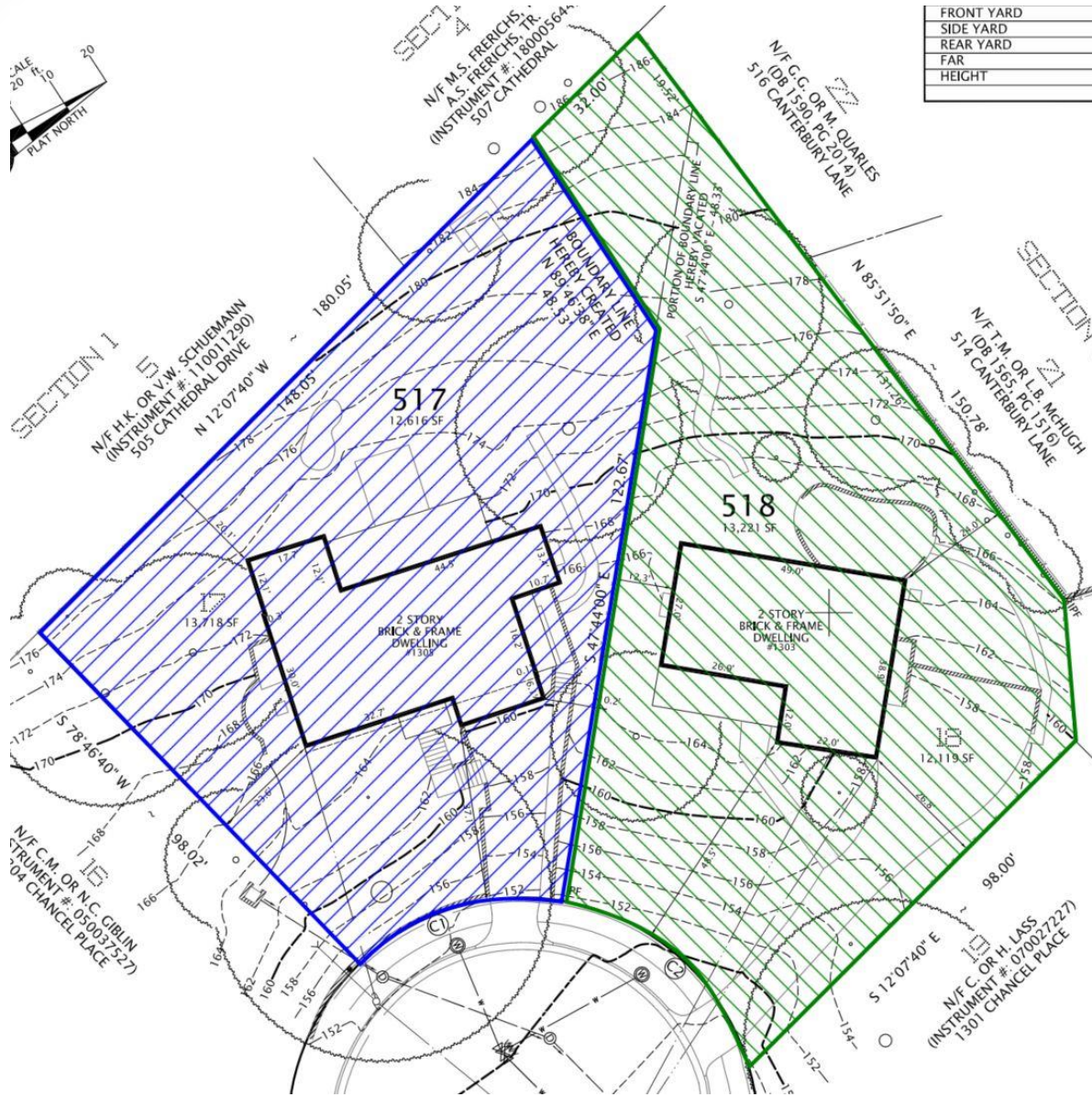
Zoned R-12 and surrounded by single-family homes



Request



Existing Lot Configuration



Proposed Lot Configuration



Staff recommends **approval**



Supplemental Information



	Required/ Permitted	Existing		Proposed	
		Lot 17	Lot 18	Lot 517	Lot 518
Lot Size	12,000 Sq. Ft.	13,718 Sq. Ft.	12,119 Sq. Ft.	12,616 Sq. Ft.	13,221 Sq. Ft.
Width	80 Ft.	84.7 Ft.	80.2 Ft.	No change	No change
Frontage	45 Ft.	46.68 Ft.	56.09 Ft.	No change	No change
Front Yard	35 Ft.	37.1 Ft.	48.5 Ft.	No change	No change
Side Yard (North)	10 Ft., 1:2 ratio	10.2 Ft.	26.8 Ft.	No change	No change
Side Yard (South)	10 Ft., 1:2 ratio	23.6 Ft.	12.3 Ft.	No change	No change
Rear Yard	10 Ft., 1:1 ratio	20.1 Ft.	24. Ft.	No change	No change
Floor Area Ratio	0.30	0.21	0.26	0.23	0.24