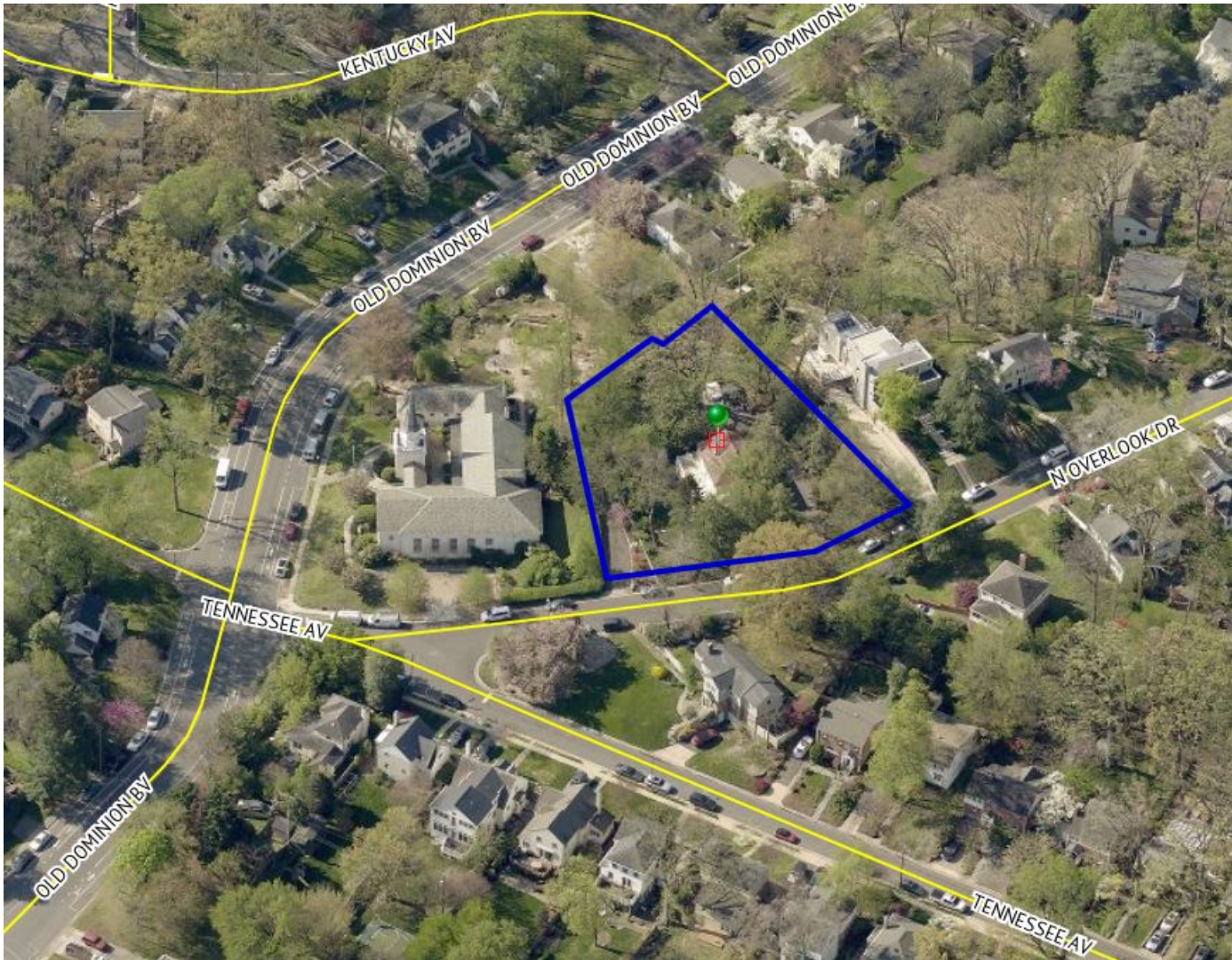




**SUB #2020-00009**  
**506 North Overlook Drive**

Planning Commission  
April 8, 2021

# Site Context







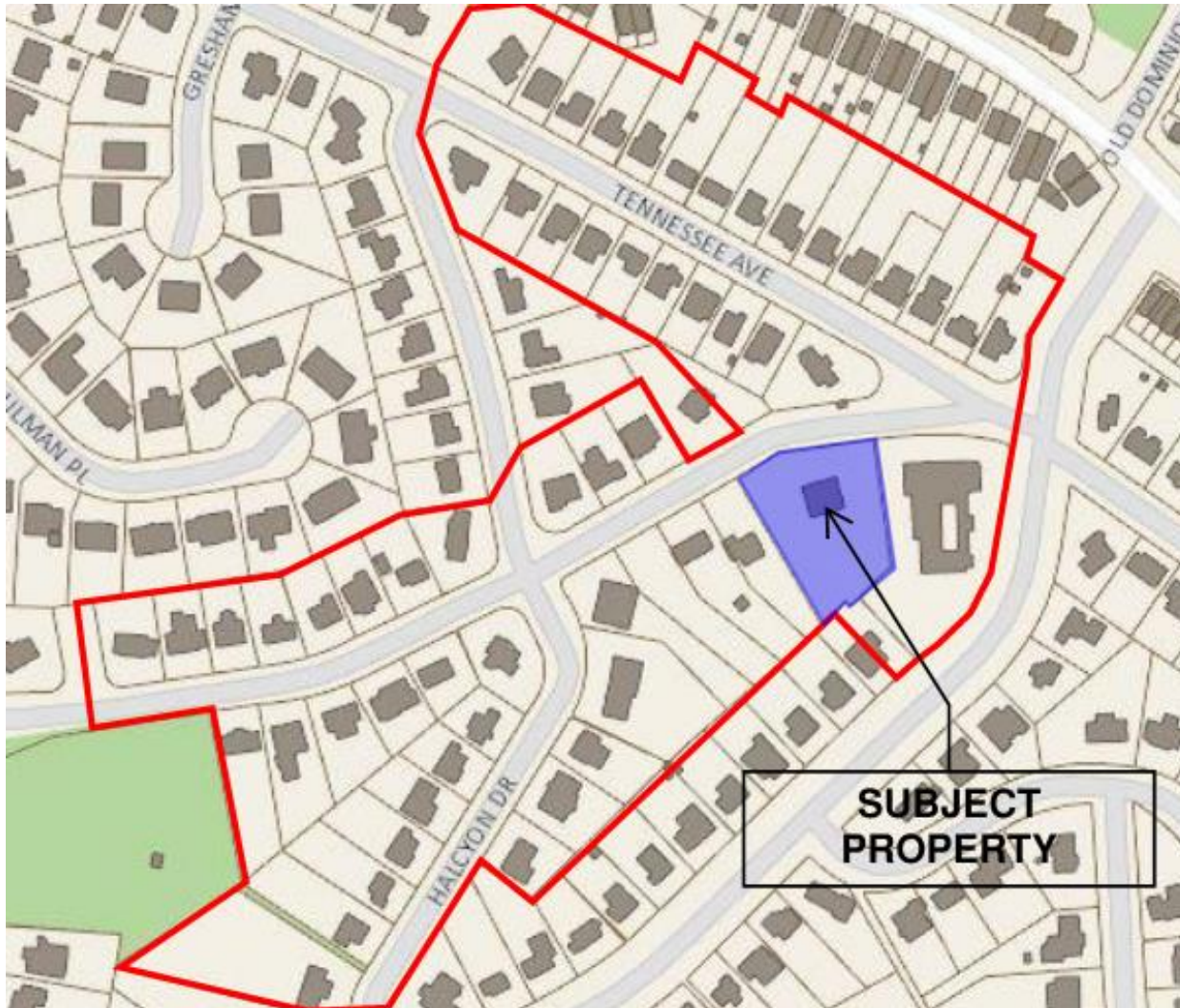


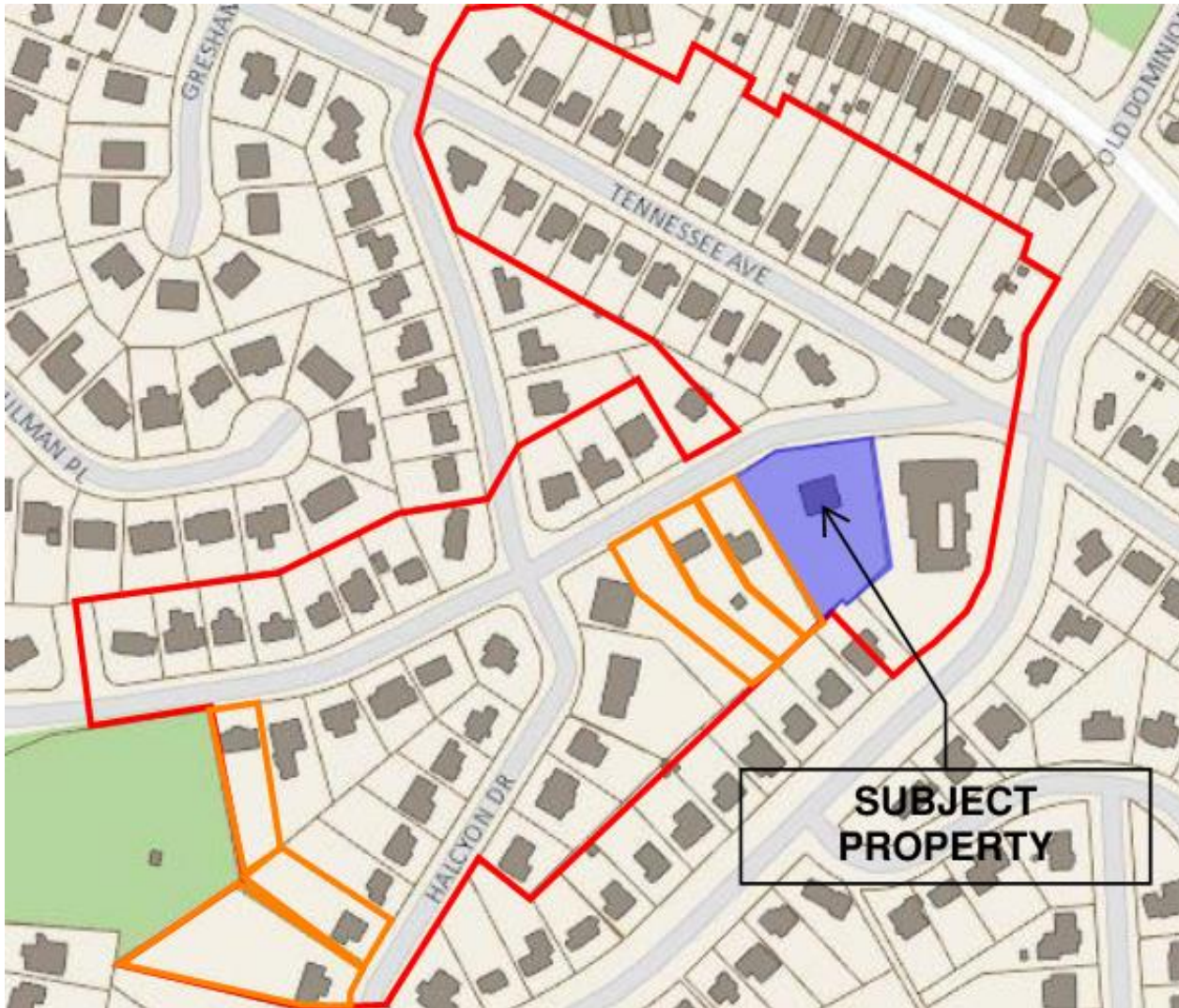
# Zoning Analysis for R-8 Zone

	Required/ Permitted	Existing		Proposed	
		Lot 13	Lot 3	Lot 500	Lot 501
<b>Lot Size</b>	8,000 Sq. Ft.	8,252 Sq. Ft.	16,981 Sq. Ft.	13,755 Sq. Ft.	11,478 Sq. Ft.
<b>Width</b>	65 Ft.	84.0 Ft.	81.9 Ft.	82.48 Ft.	81.94 Ft.
<b>Frontage</b>	40 Ft.	79.6 Ft.	97.9 Ft.	96 Ft.	81.55 Ft.
<b>Front Yard</b>	17.0 – 57.7 Ft.	No existing structures on lot 13.	35.7 Ft.	Future development required to comply with all R-8 zoning requirements.	
<b>Side Yard (East)</b>	8 Ft., 1:2 ratio		4.9 Ft.		
<b>Side Yard (West)</b>	8 Ft., 1:2 ratio		46.5 Ft.		
<b>Rear Yard</b>	8 Ft., 1:1 ratio		119.1 Ft.		
<b>Floor Area</b>	0.35		~0.17		

# Analysis of Similarly Situated Lots

**Conclusion:** proposed lots would be compatible in terms of lot frontage, width and area of similarly situated lots.





# Neighborhood Concerns

- Demolition of existing house, constructed c. 1878
- Tree canopy coverage
- Archaeological resources
- Grading and stormwater



# Recommended Conditions

- Provide a plan to protect all trees located outside of the limits of disturbance with grading plan submissions
- Create a tree protection plan developed by an arborist to preserve and protect a large white oak tree



# Staff Recommends Approval