



SUP #2021-00095

220 East Monroe Avenue

Planning Commission
January 4, 2022

Site Context

- Surrounded by single-family and townhouse dwellings
- Zoned R-2-5/residential single and two-family



Substandard Lot

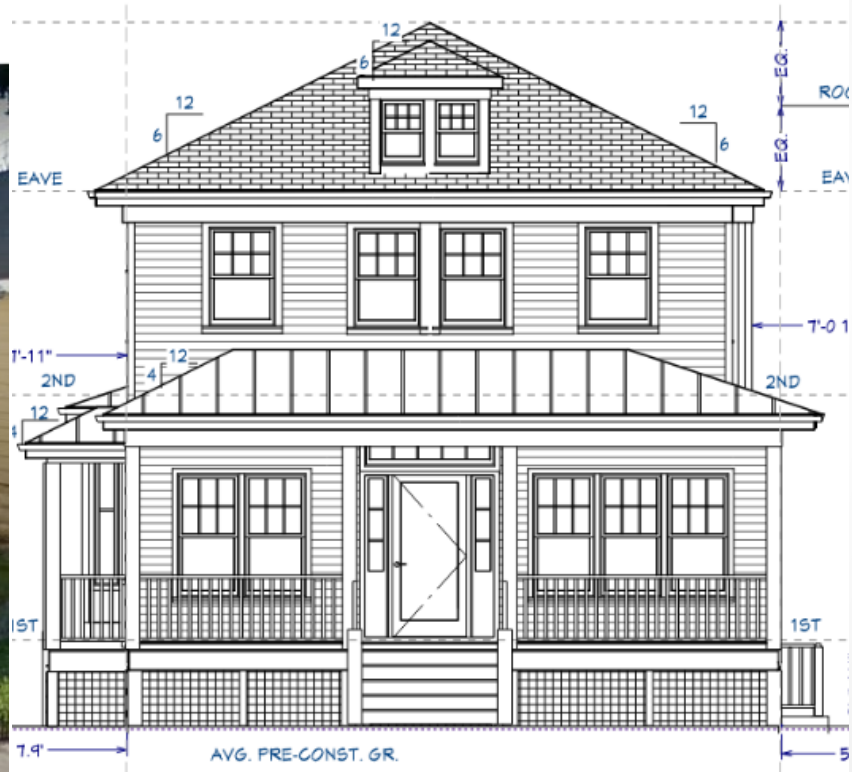
- Subject property is substandard (does not meet minimum lot width requirement)
- SUP review required for redevelopment of substandard lot
- Pursuant to Section 12-901(C), City Council must find the proposal compatible with existing neighborhood character in terms of:
 - Bulk
 - Height
 - Design

SUP Request

Applicant requests SUP approval with side yard lot modification to construct two-story dwelling on substandard lot

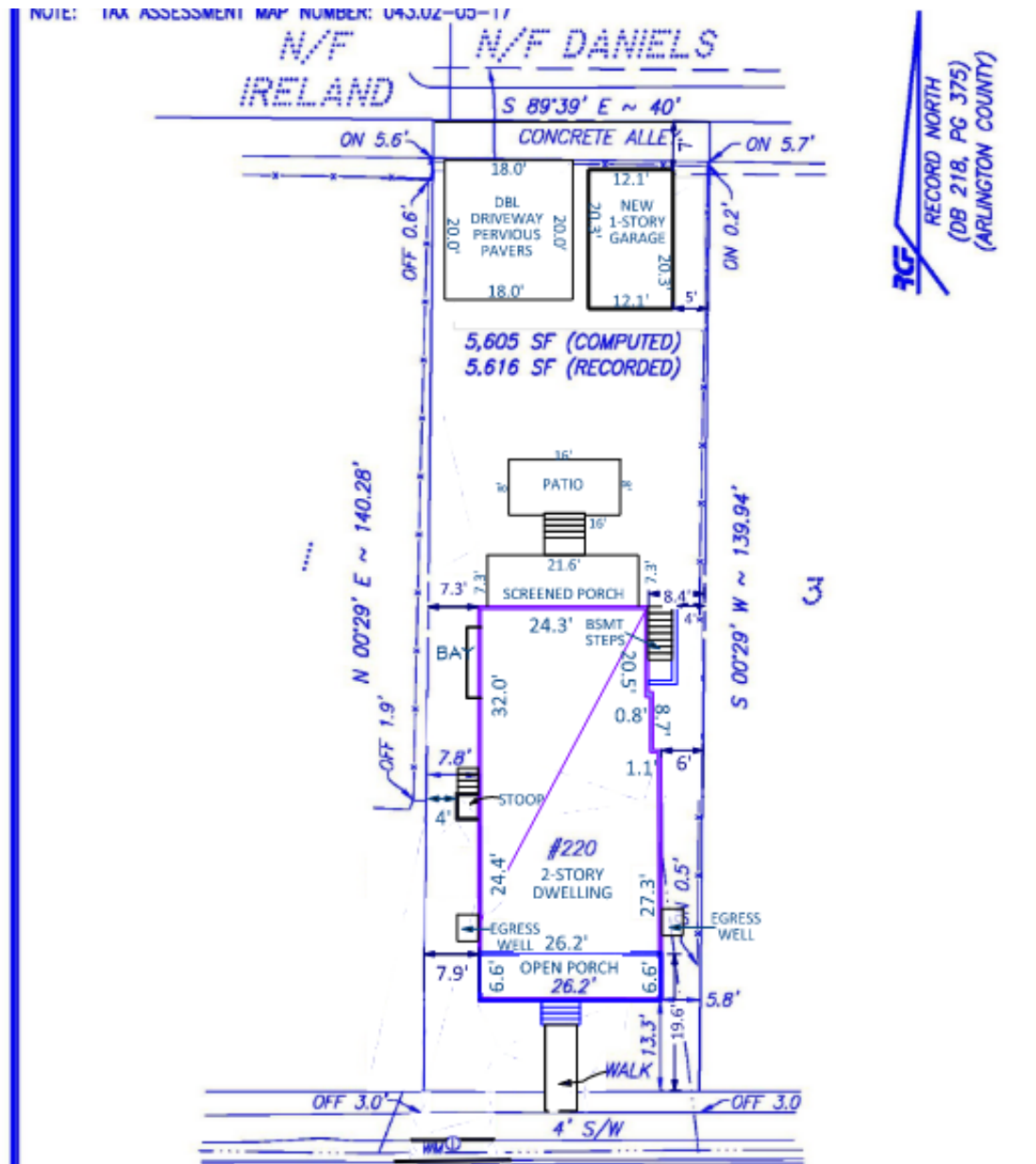


Existing dwelling

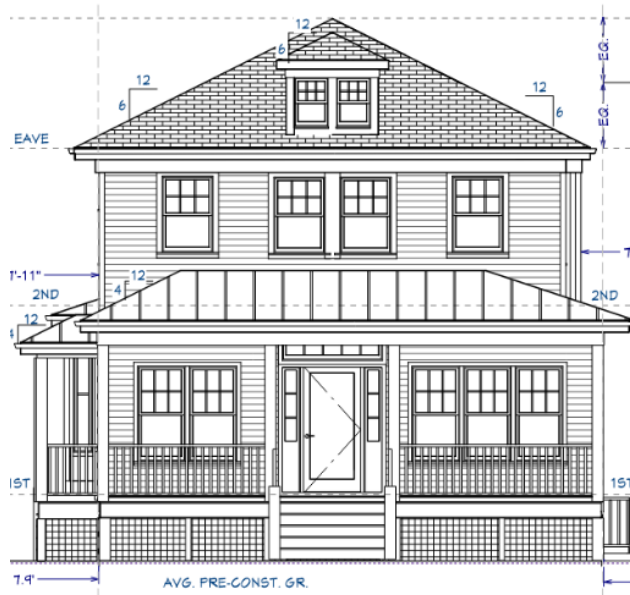


Proposed dwelling

Proposed Site Plan



Height and Bulk Analysis



220 E. Monroe Ave

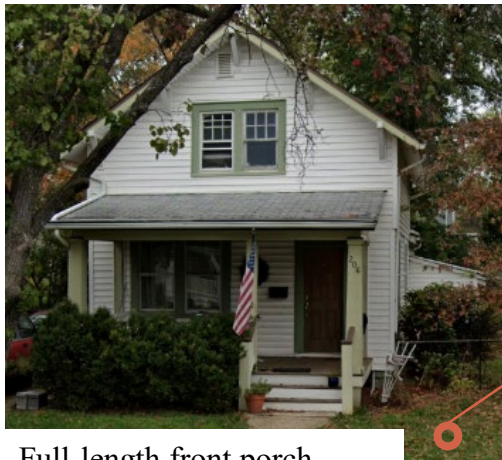


222 E. Monroe Ave

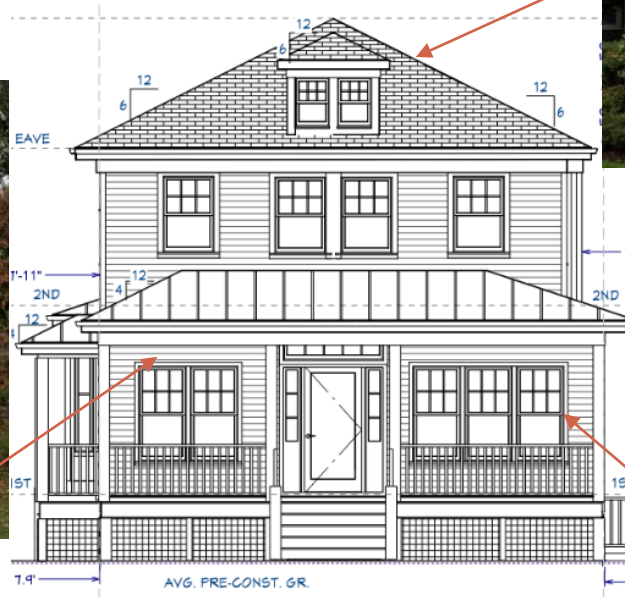
Average	25.6'
222 East Monroe Avenue	25.6'
224 East Monroe Avenue	25.6'
Proposed Dwelling	25.3'

Staff Analysis

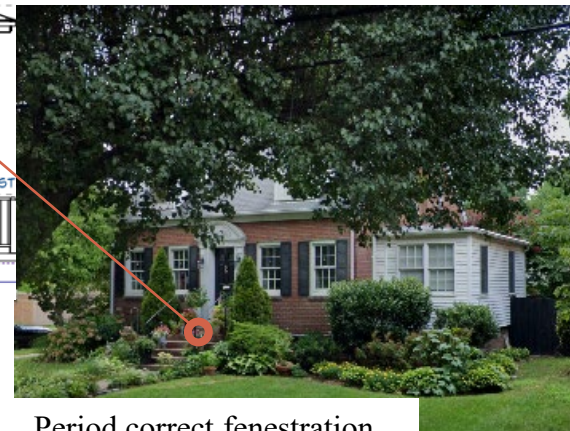
The dwellings in the surrounding neighborhood vary in their bulk, height and design



Full-length front porch
(206 East Monroe)



Small front dormer and
low-pitched hip roof
(211 East Monroe)



Period correct fenestration
(100 East Monroe)

Modifications

- Applicant requests modifications from the required **east side yard** to build a one-story portion of the dwelling.

Staff Recommends Approval