



SUP #2021-00121
5241 Seminary Road

City Council
February 12, 2022

Site Context

- Surrounded by single-family dwellings
- Zoned R-12/residential single-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

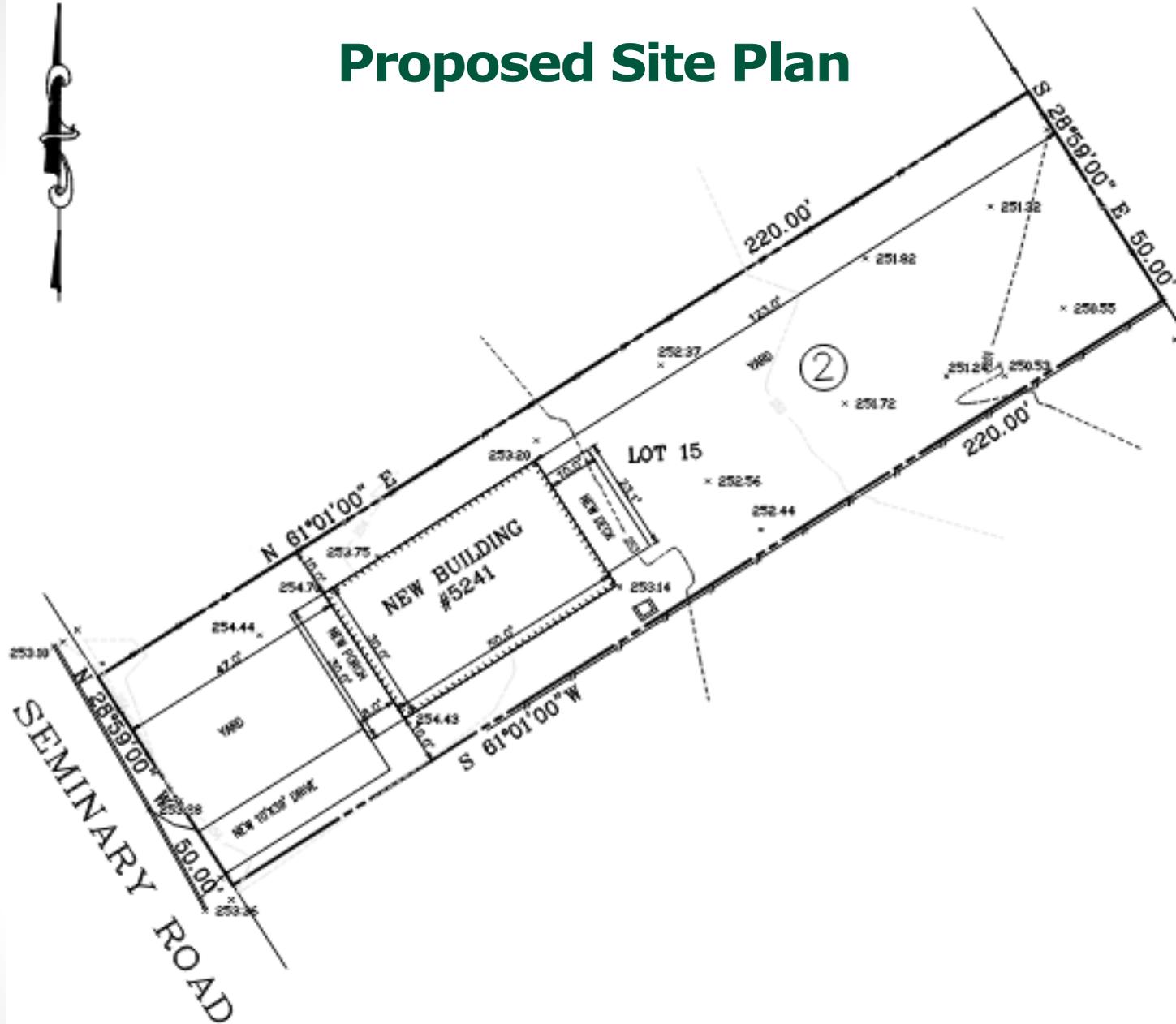


Previous dwelling



Proposed dwelling

Proposed Site Plan

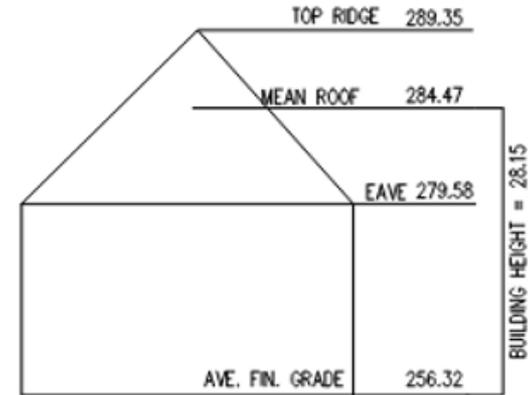
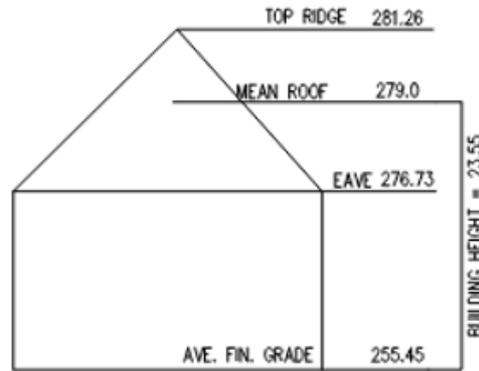
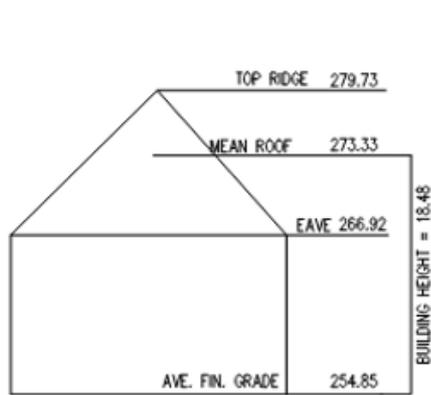


Height and Bulk Analysis



Average	19.92'
5247 Seminary Road	18.48'
5227 Seminary Road	16.82'
5217 Seminary Road	17.25'
5205 Seminary Road	15.32'
5254 Seminary Road	23.55
5300 Seminary Road	28.15'
Proposed Dwelling	23.19'

Height Comparison



5247 Seminary Rd.



5254 Seminary Rd.



5300 Seminary Rd.

Staff Analysis

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



Front facing gable roof.
(5234 Seminary Road)



Front porch with a hip roof.
(5246 Seminary Road)



Front door
transom window
and sidelights
(5310 Seminary Road)



Planning Commission Recommends Approval