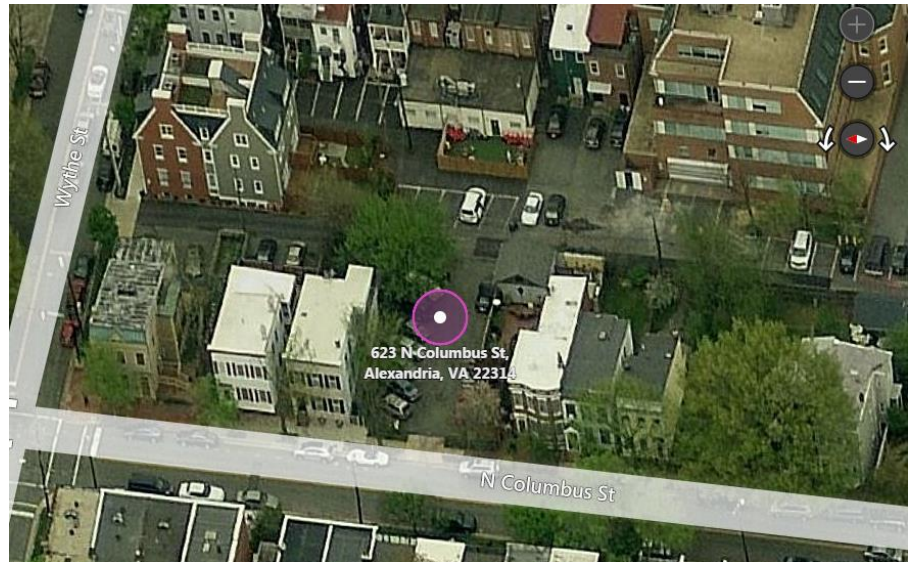


# Special Use Permit #2016-0100

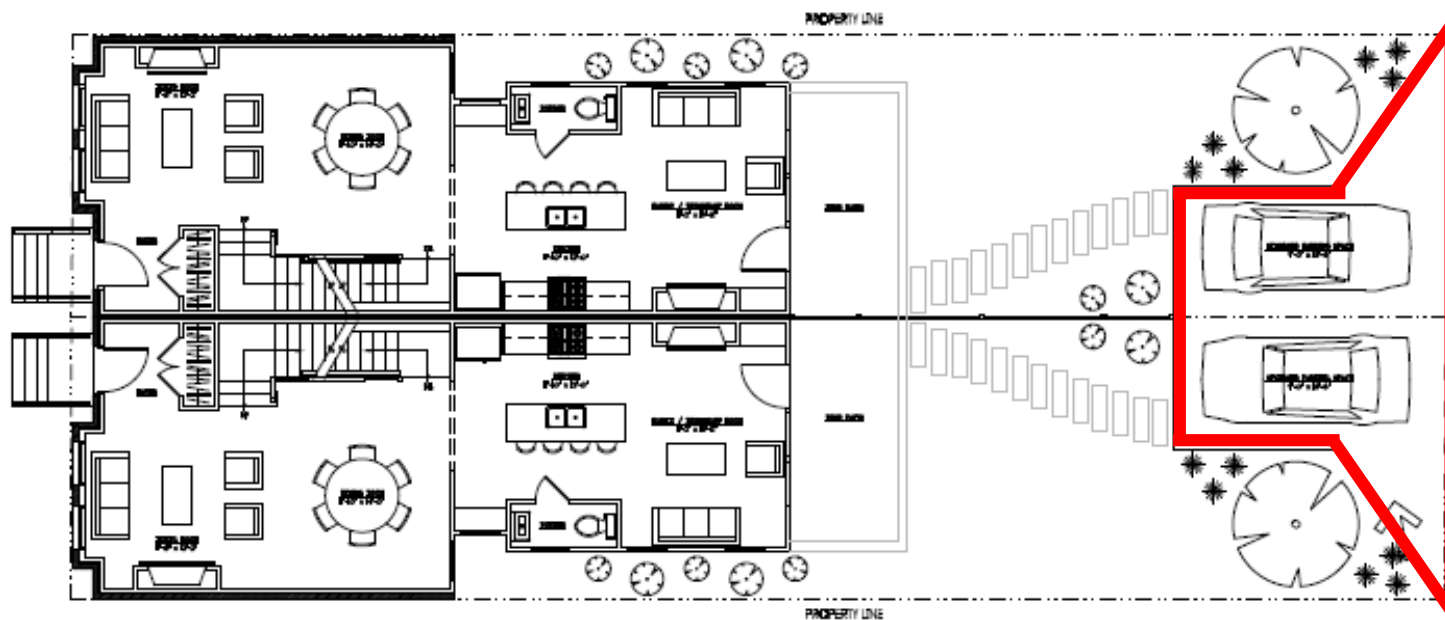
## 623 and 625 North Columbus St.

- Parking reduction and open space modification requests
- Associated with the proposed construction of two single family dwellings on two grandfathered, substandard lots of record
- Complies with all other RB zone lot requirements



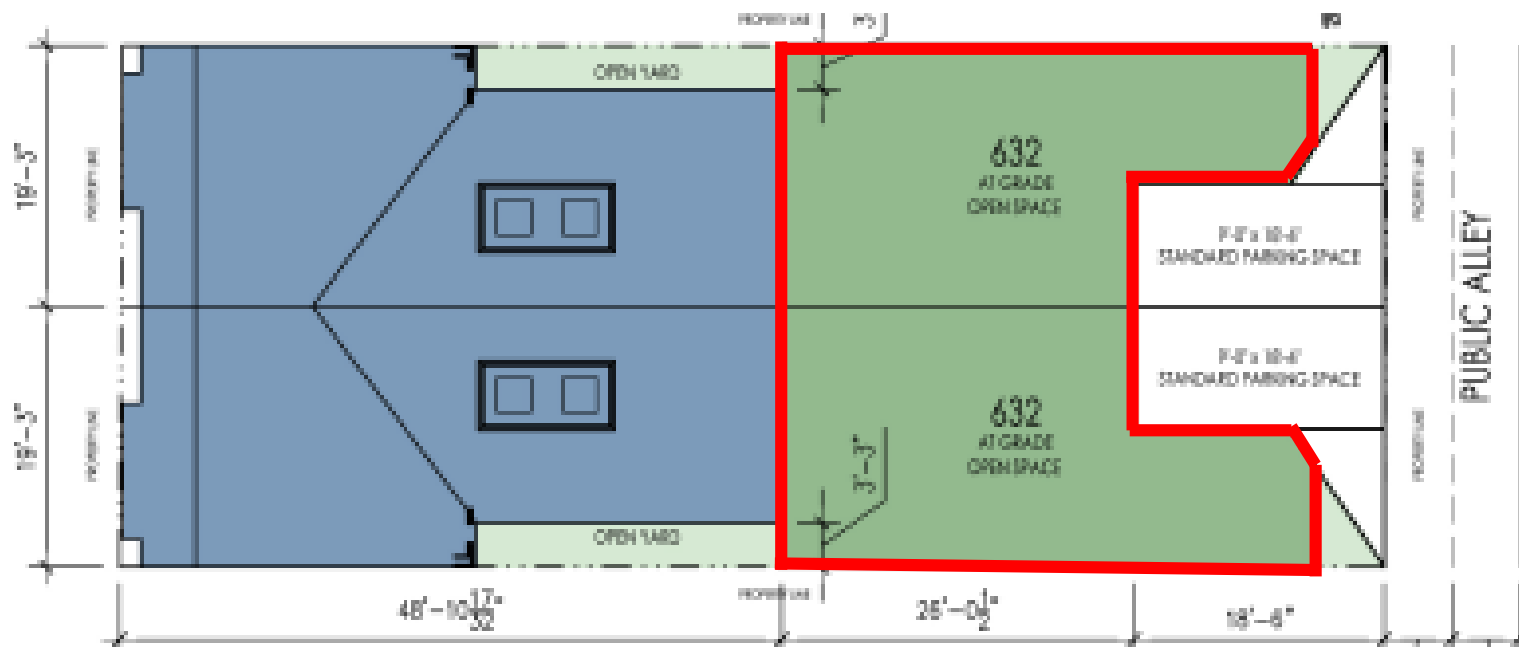
# Parking Reduction Request:

- One space parking reduction for each lot to accommodate turning radius at the narrow, 10 foot alley
- Construction of curb in front of single family residences



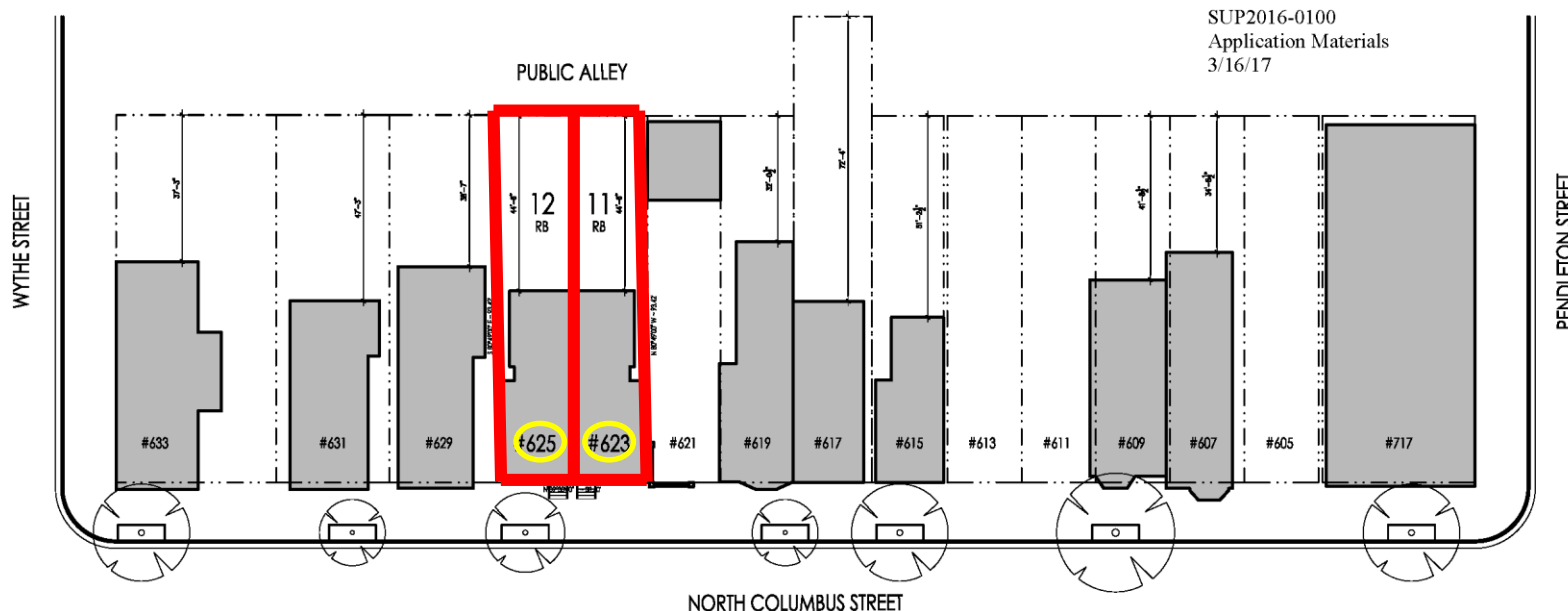
## Open Space Modification Request:

- Applicant proposes 632 square feet of open space on each lot; 168 square feet less than 800 square foot requirement.
- 35.1% open space
- Ninety-three additional square feet on property

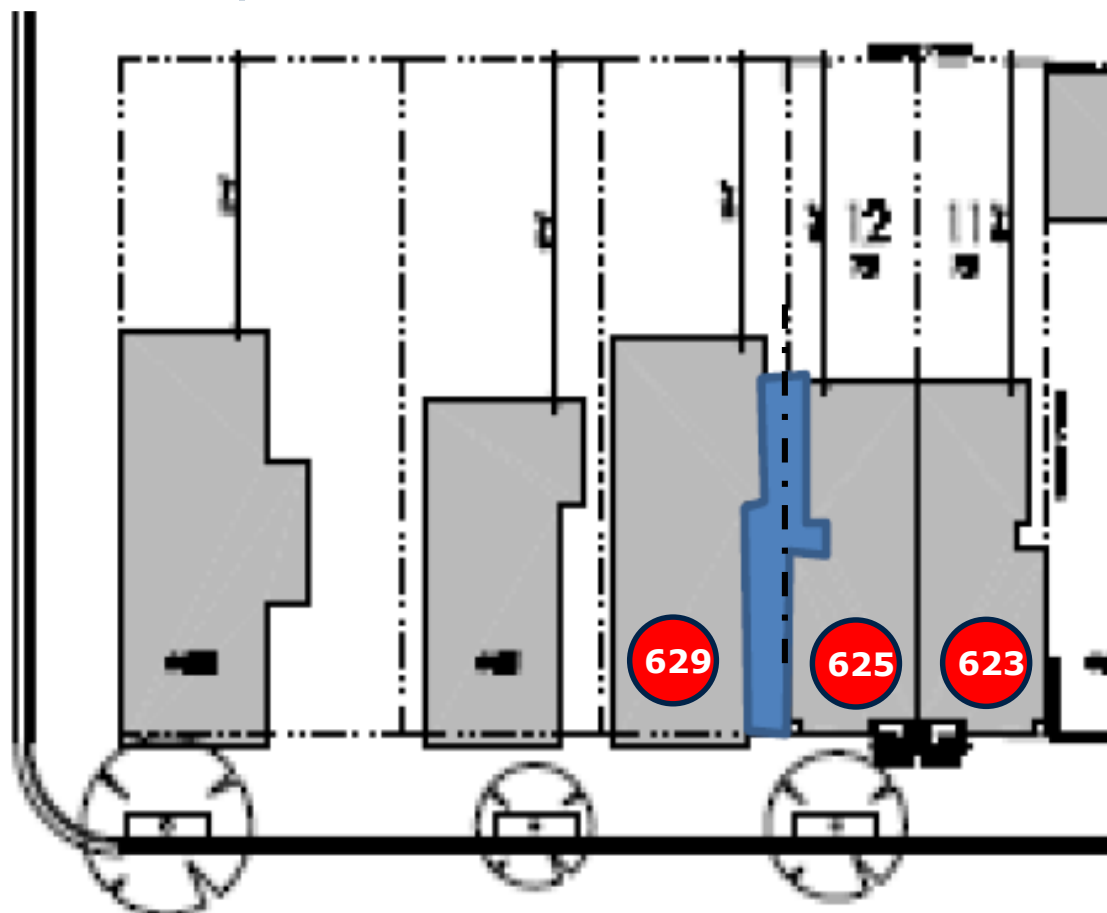


# Open Space Comparison with the 600 Block of North Columbus St.

- Proposed open space is proportionally similar to nine other lots
- Proposed dwellings would have second smallest footprint on the block
- Proposed dwellings provide fourth largest rear yard setbacks



Six feet of space exists between  
625 N. Columbus Street and 629 N. Columbus Street  
(shaded in blue)



# Conclusion:

- Parking reduction and open space modification requests are reasonable.
- Pending additional City approvals:
  - Project would replace a non-complying parking lot in a residential zone with by-right single-family uses.
  - Single family homes would contribute to the residential context of the neighborhood streetscape.

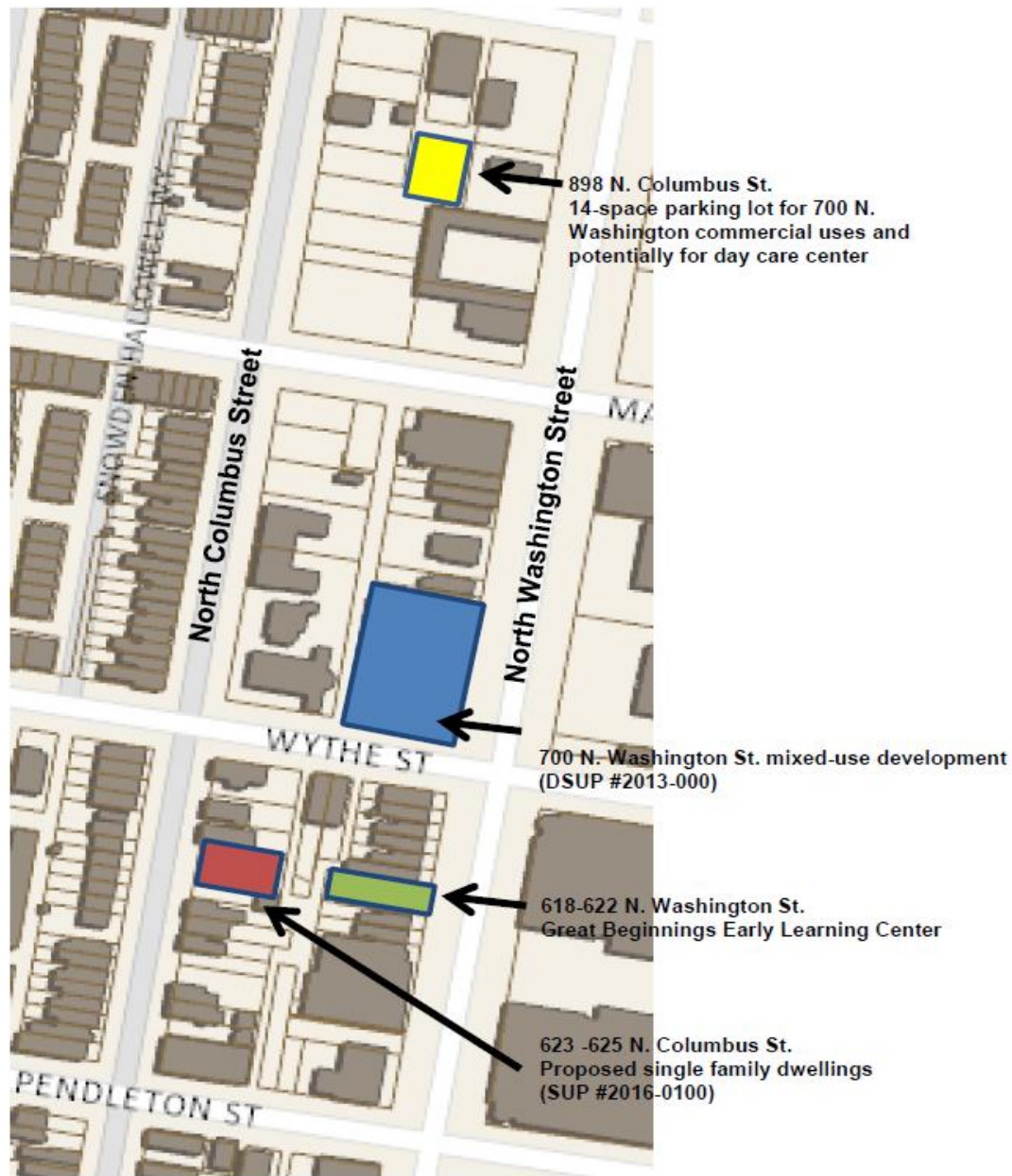
## Planning Commission recommends approval





# *Supplemental Materials*







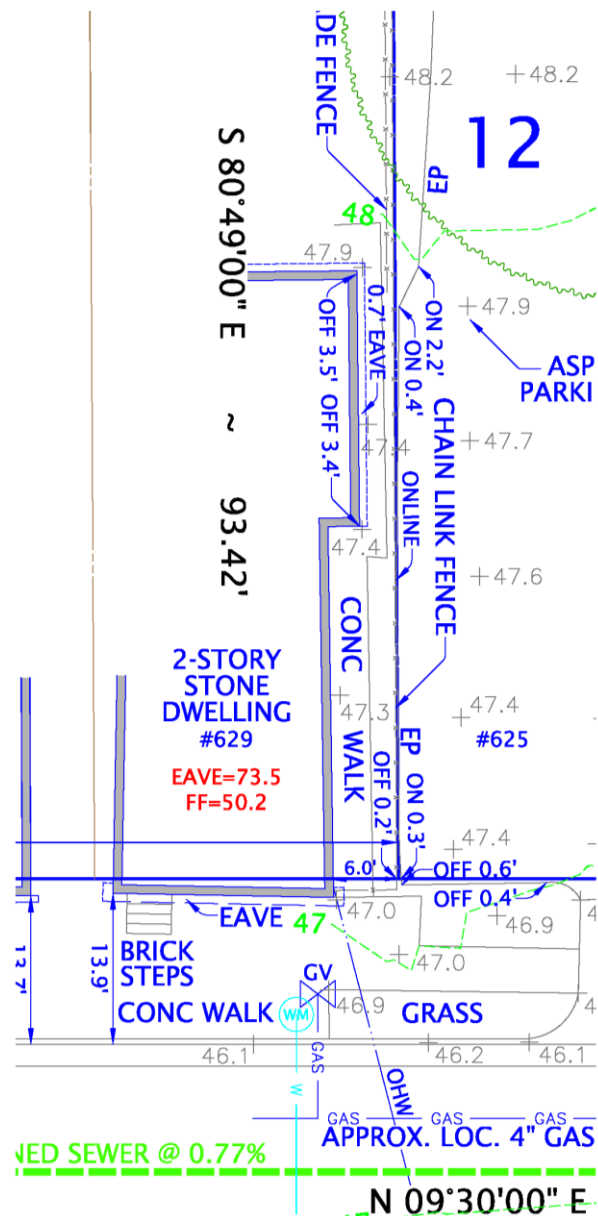


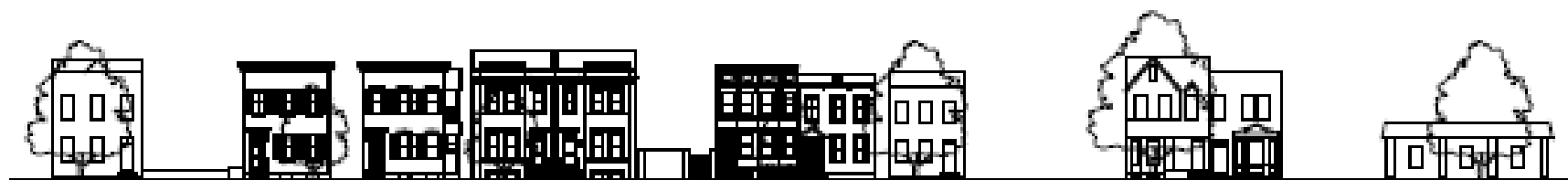
629 N. Columbus Street



629 N. Columbus Street – South facing wall







629 625/623

