



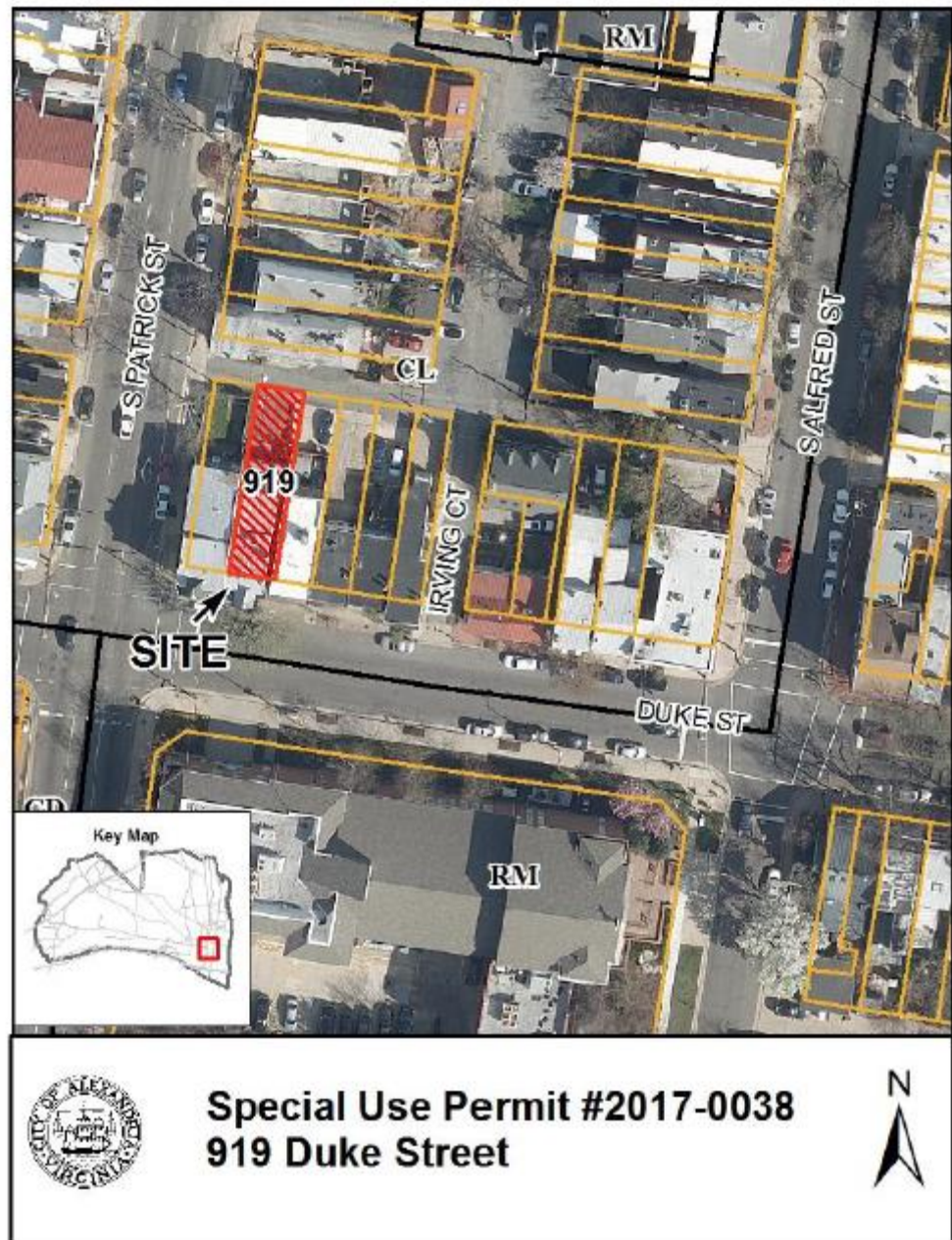
SUP #2017-0038

919 Duke Street

City Council

September 16, 2017

- The applicant request for a parking reduction and for setback an open space modifications to convert a building used for office to residential use.



CL Zone - Area and Bulk Regulations for Residential Use

<i>Table 1</i>	Required	919 Duke St	Complies
Lot Area	5,000 sq. ft.	1,892 sq. ft.	no
Frontage	50 ft.	21.50 ft.	no
Front Yard	20 ft.	0.80 ft. over property line	no; encroaches 0.80 ft. over property line
Side Yard Setback (south side)	1:3 and 8 ft. min.	0 ft.	no
Side Yard Setback (north side)	0 ft.; shares party wall with 921 Duke St	0 ft.	yes
Rear Yard Setback	1:1 and 8 ft. min.	28.3 ft.	yes
Open Space (40% of lot area)	40% = 757 sq. ft.	14% = 264 sq. ft.	no

88 square feet of space does not qualify as open and usable space because it is less than 8 feet in width.



Figure 4: Proposed conditions (partial view of the subject property)



Figure 5: Proposed conditions



Figure 6: Proposed conditions

Planning Commission recommends approval the Special Use Permit



Figure 5: Proposed conditions



Figure 6: Proposed conditions