



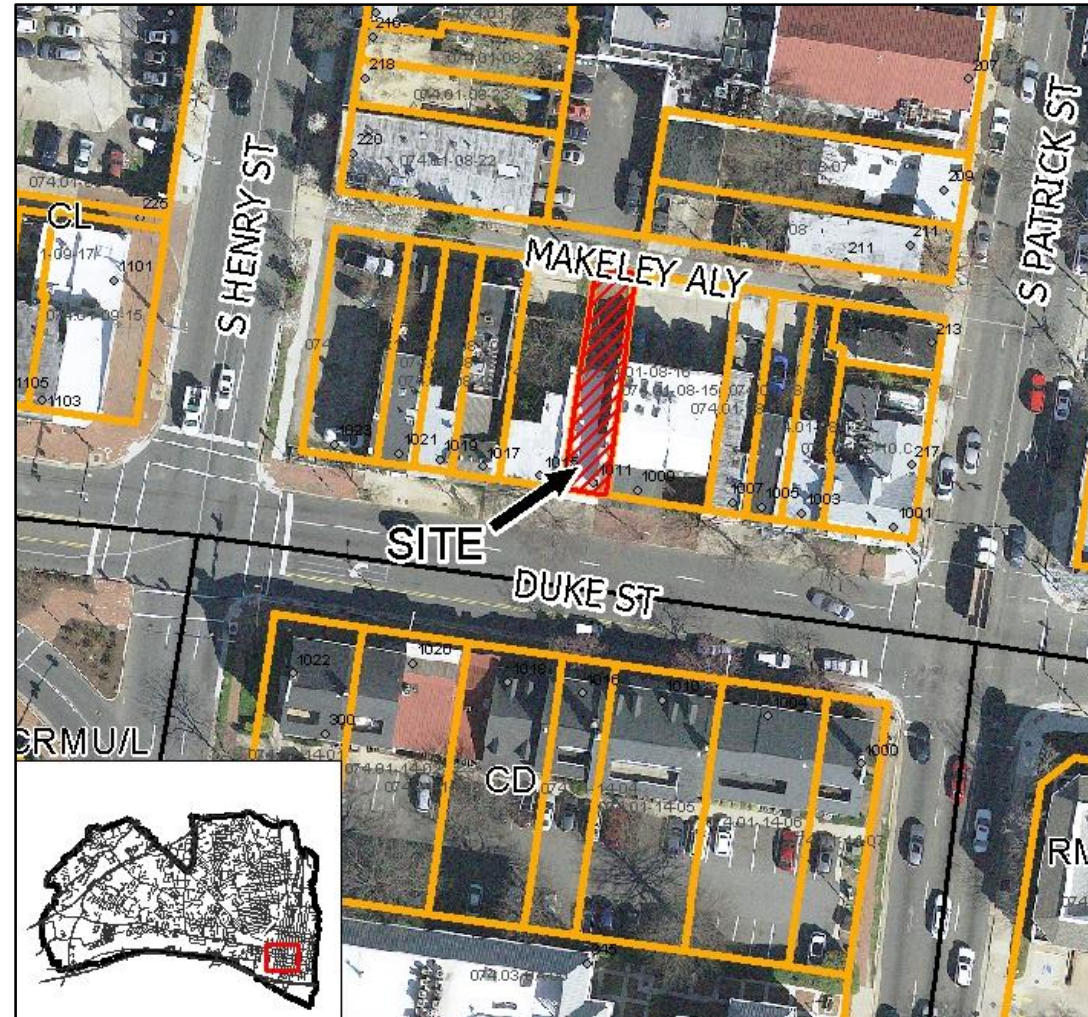
SUP #2018-0104

1011 Duke Street

City Council
January 12, 2019

Site Context

- Surrounded by a mix of residential and commercial uses.
- Zoned CL – Commercial Low.



Property History

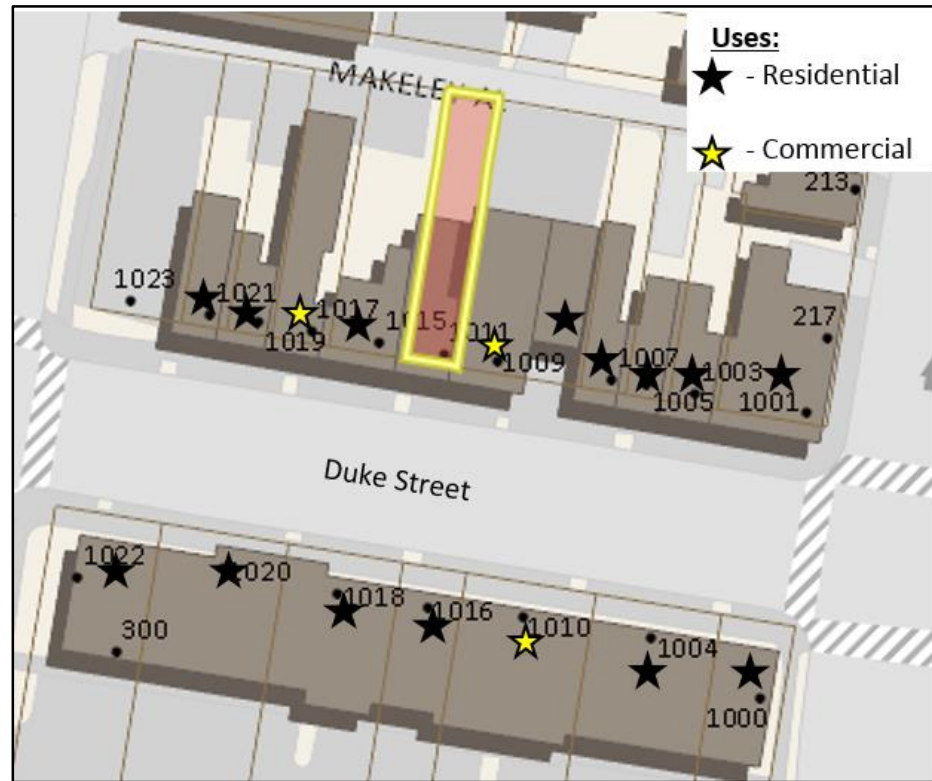
- Constructed prior to 1877 as a residential dwelling.
- Converted to an office use in 1986.



SUP Request

Request for a one-space parking reduction with lot modifications to convert the structure and the lot use from commercial to residential.

- Parking reduction to one standard.
- Lot modifications for:
 - Lot Area
 - Front yard setback
 - Lot Frontage
 - Open Space



Staff and Planning Commission Recommend Approval

- Parking impacts are not anticipated as easy access to several mass transit options exists.
- Staff recommends approval for a parking reduction to one standard-sized vehicle and lot modifications which are consistent with the original residential use of the property.



Additional Information

CL Zoning Requirements

	Required	1011 Duke St.	Complies
Lot Area	1,980 sq. ft.	1,496 sq. ft.	no
Frontage	18 ft.	17 ft.	no
Front Yard	20 ft.	0.7 ft.	no
Side Yard Setback (south side)	N/A	N/A	N/A
Rear Yard Setback	1:1 and 8 ft. min.	36.3 ft.	yes
Open Space	40% = 598.4 sq. ft.	16.3% = 244 sq. ft.	no