



SUP #2019-0035

413 West Windsor Avenue

City Council
July 9, 2019

Site Context



- Surrounded by a single-family dwelling units
- Zoned R-8 / Single Family Zone



SUP Request

- Request to construct a single-family dwelling on a developed substandard lot.
- Complies with residential infill regulations and meets zoning requirements.



Compatibility: Design



Compatibility: Bulk



Compatibility: Bulk

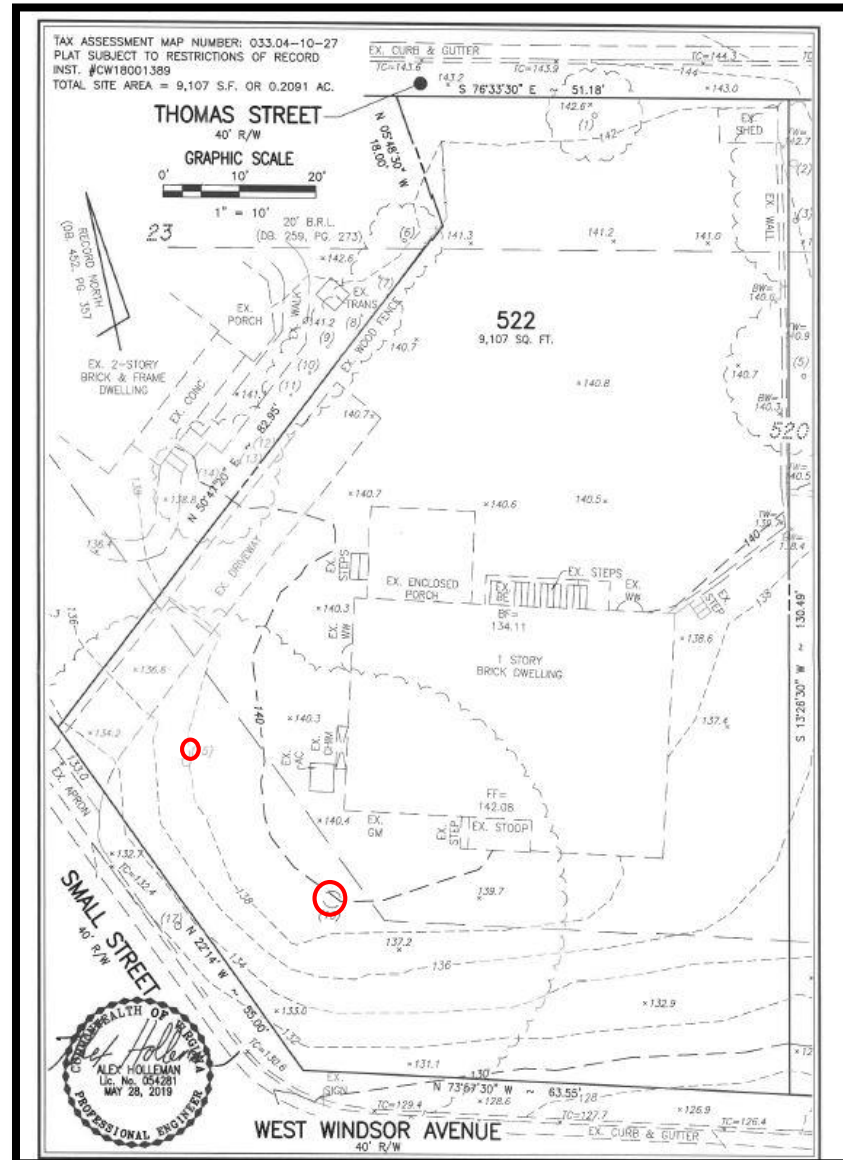
Address	Lot Area	Total Square footage (gross)	FAR calculation (gross)
400 blk of W Windsor Avenue	12602	2684	21%
400 blk of Thomas Street	5120	2040	40%
500 blk of W Windsor Avenue	12500	5177	41%
400 blk of Thomas Street	4365	2040	47%
2100 blk of Small Street	5795	2893	50%
500 blk of Fontaine Street	5406	2700	50%
413 W Windsor Avenue (PROPOSAL)	9107	5194	57%
500 blk of Richards Lane	9423	6252	66%
506 blk of Richards Lane	6737	5486	81%

Compatibility: Height



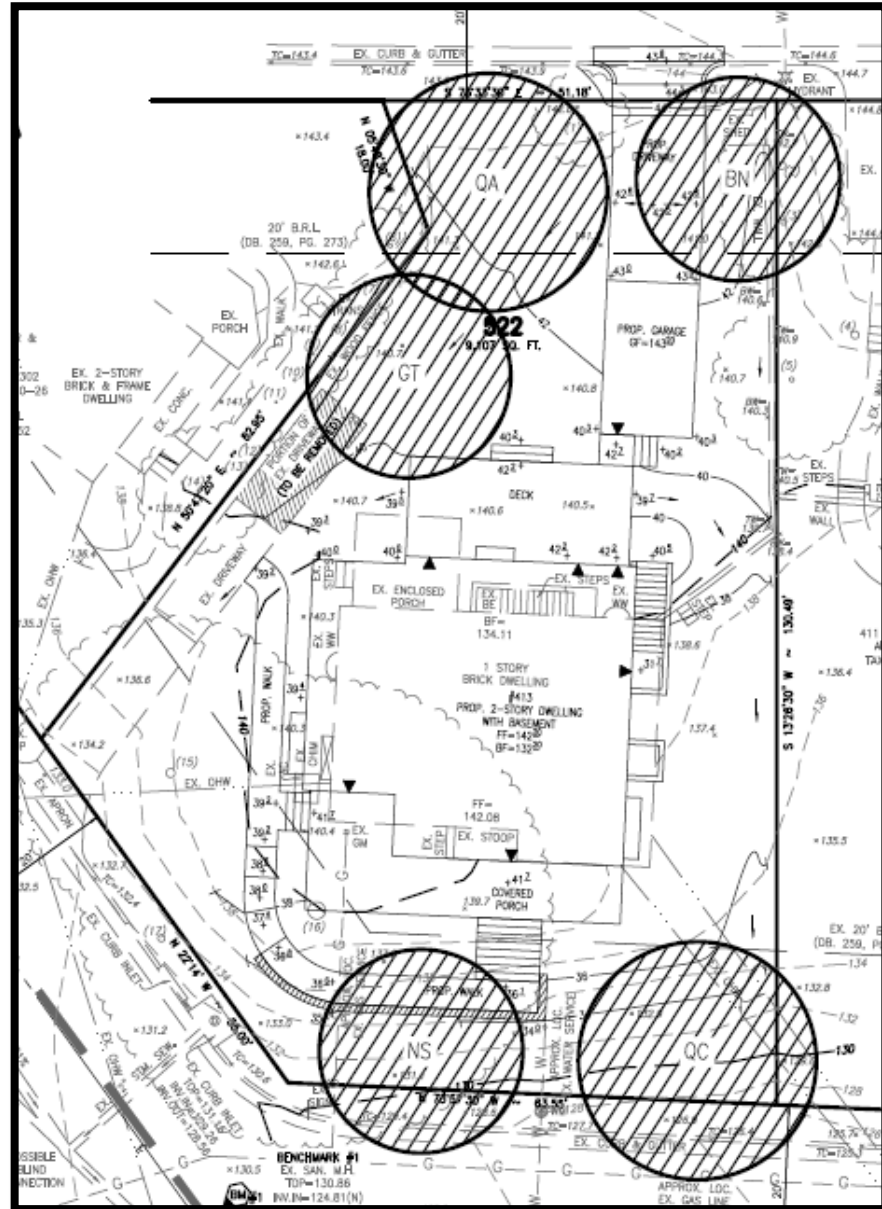
Existing Crown Coverage

- 32% Crown Coverage
- Existing White Oak and Pine would be removed.



Proposed Crown Coverage

- 52% Crown Coverage
- (min: 25%)
- 5 Canopy trees



Community Outreach

- June 2019 the applicant met with the North Ridge Civic Association.
- North Ridge Civic Association has provided a letter of support for this project.

Recommendation

- By a vote of 7-0, Planning Commission recommends approval.





Table 1	Requirement		Proposal	Existing Dwelling
Lot Size	8,000 sq. ft.		9,107 sq. ft.	
Lot Width	65.00 feet		W Windsor: 63.00 ft. Small: 53.00 ft. Thomas: 48.00 ft.	
Lot Frontage	40.00 feet		W Windsor: 63.55 ft. Small: 55.00 ft. Thomas: 51.18 ft.	
Primary Front Yard (W Windsor Ave)	Contextual	Min: 25.90 ft. Max: 30.40 ft.	30.00 ft.	31.30 ft.
Secondary Front Yard (Small Street)	Contextual	Min: 20.30 ft. Max: 87.80 ft.	24.30 ft.	24.30 ft.
Secondary Front Yard (Thomas Street)	Contextual	Min: 20.00 ft. Max: 71.40 ft.	58.20 ft.	54.00 ft.
Side Yard (west)	1:2 with 8 ft. min	10.75 ft.	13.40 ft.	21.40 ft.
Side Yard (east)	1:2 with 8 ft. min	10.75 ft.	18.20 ft.	13.50 ft
Building Height	30 feet		29.00 ft.	
Threshold Height	Contextual	Min: 2.50 ft. Max: 3.00 ft.	2.50 ft.	
FAR	.35		.348	.269 (gross sq. ft.)