



SUP #2019-0042

607 & 609 N. Alfred St.

City Council
September 14, 2019

Site Context

- Surrounded by predominately residential uses with some commercial
- Zoned RB – Townhouse



SUP Request

Request for one-space parking reduction with open space modification on each lot to construct single-family dwellings

- One standard size parking space provided on each lot
- Open space modification:
 - Required: 800 sq. ft.
 - Proposed: 644 sq. ft. (34% of total lot area)

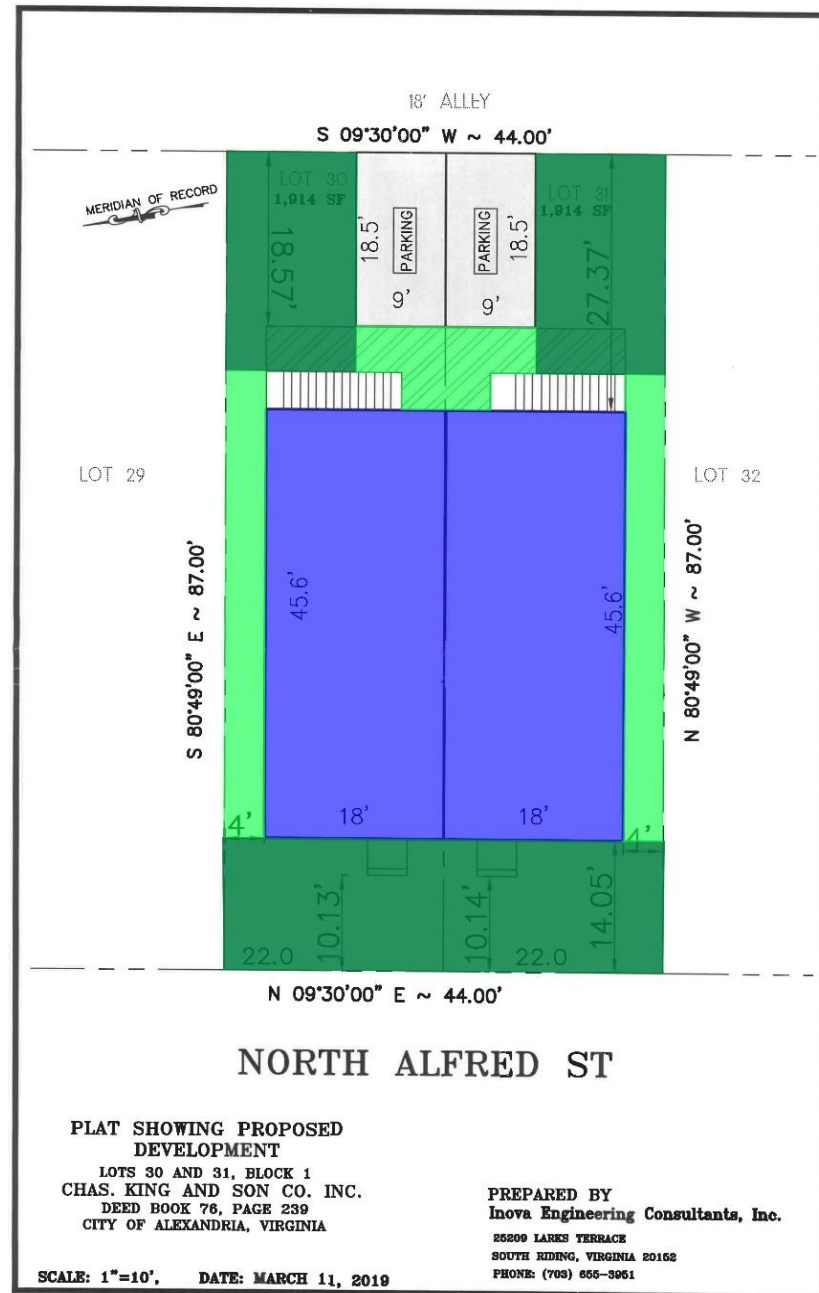


Site plan

Dark green area =
countable open space
(644 square feet)

Light green area =
uncountable open space
(261 square feet)

Blue area = dwelling
footprints



**Planning Commission
recommends APPROVAL**

Additional Information

RB Zoning Requirements

| | Requirement | Proposal for each lot |
|--------------------|--|-----------------------|
| Lot Size | 1,980 SF | 1,1914 SF* |
| Lot Width | 50' Min. | 22.00'* |
| Lot Frontage | 50' Min. | 22.00'* |
| Front Yard Setback | 0' or as approved by the BAR | 14.05'*** |
| Side Yard Setback | 0', not required | 0', not required |
| Rear Yard Setback | 11.30' (Ratio of 1:1 with a minimum of 8' and one-half width of alley consideration***) | 27.37' |
| Open Space | 800 Sq. Ft. | 644 Sq. Ft. |
| Building Height | 45' | 24.5' |
| FAR | 1,435.50 SF (.75) | 1,391 (.73) |