



SUP #2019-0080

1417 Princess Street

City Council
December 14, 2019

Site Context

- Surrounded by a mix of single-family detached dwellings and townhouses
- Zoned RB – Townhouse Zone



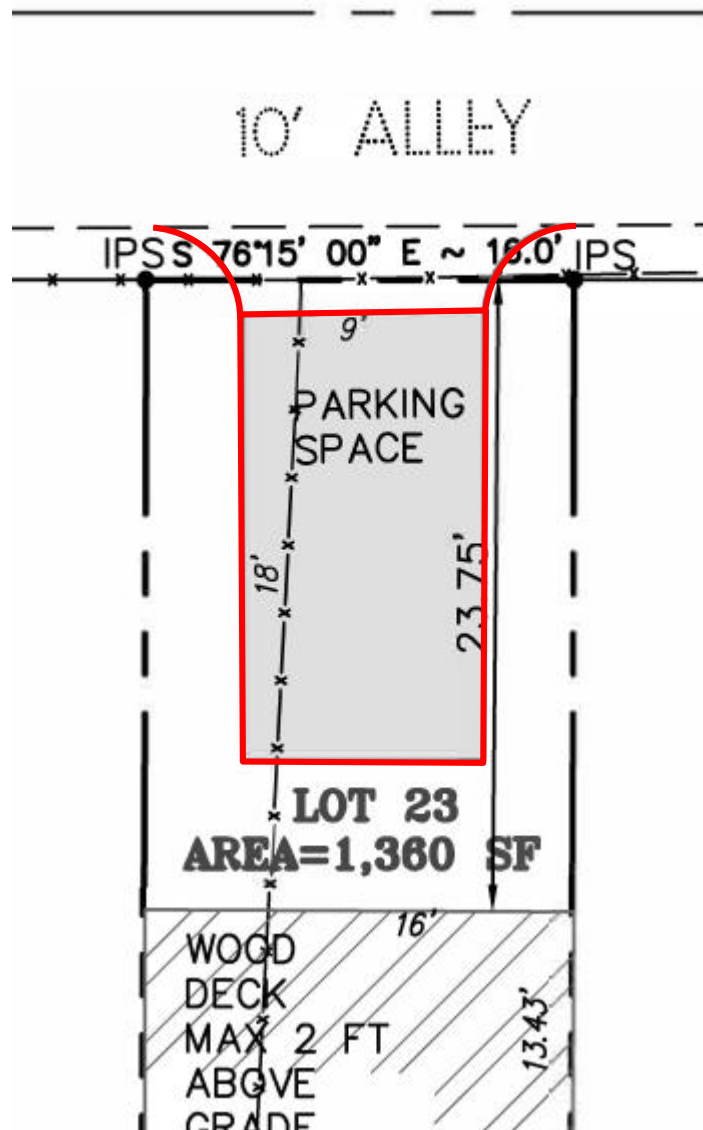
SUP Request

Request for one-space parking reduction with open space modification to allow the construction of a single-family dwelling

- One standard size parking space
- Open space modification:
 - Required: 800 sq. ft.
 - Proposed: 482 sq. ft. (35.4% of total lot area)



Parking Reduction

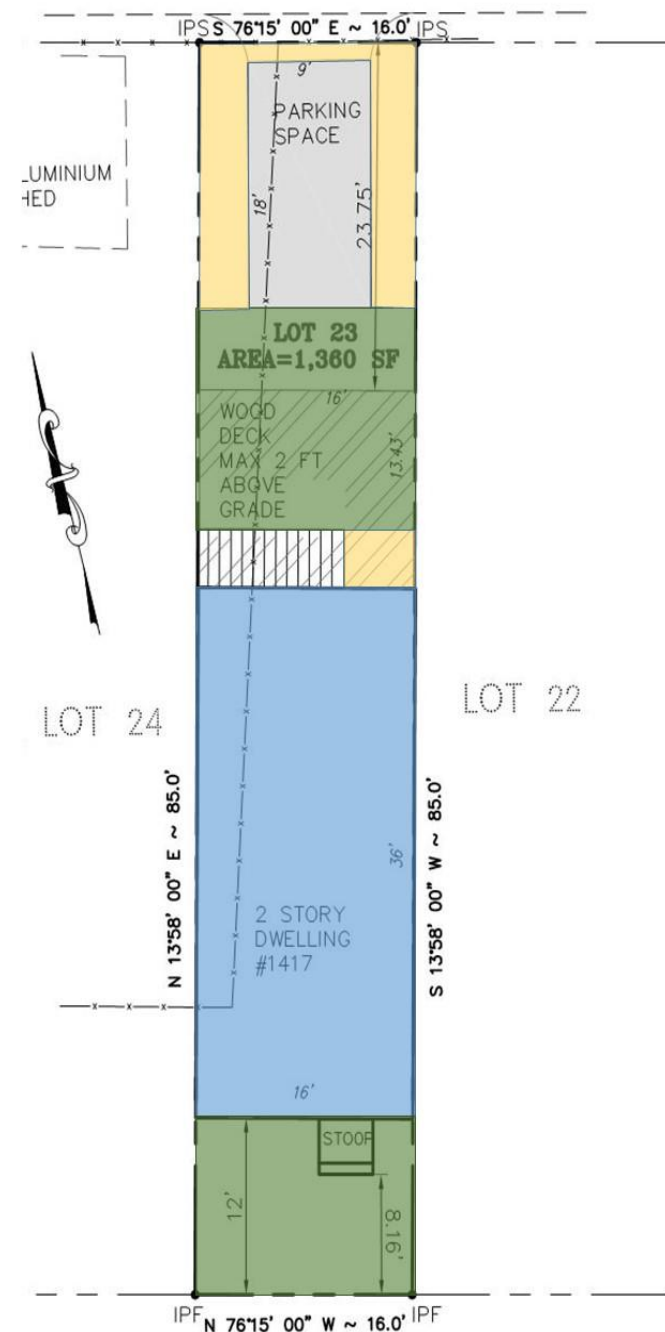


Open Space

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

Yellow area =
uncountable open space
(162 square feet)

Blue area = dwelling
footprint



Resident Comments

- Alley width and vehicle maneuverability
 - TES Civil Engineer comments addressed
- Front setback and dwelling design
 - BAR Review



Planning Commission Recommends Approval

Additional Information

RB Zoning Requirements

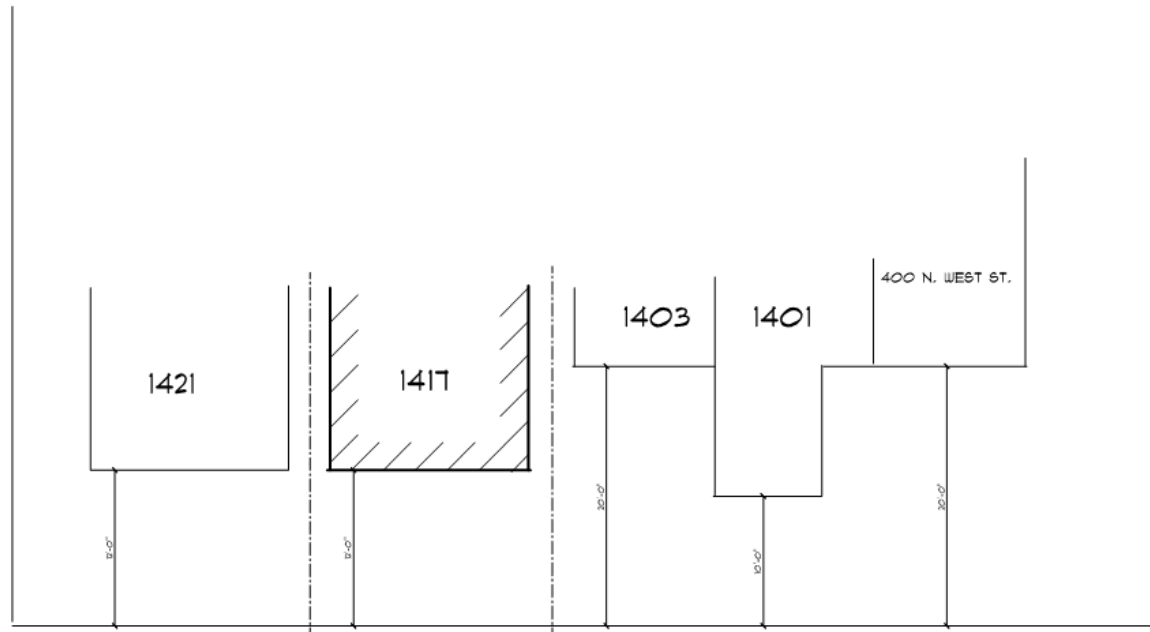
Table 1: Compliance with RB Zone Requirements

	RB Zone Requirements	Lot Characteristics and Proposal
Lot Size	1,980 SF	1,360 SF
Lot Width	50' Min.	16'
Lot Frontage	50' Min.	16'
Front Yard Setback	0' or as approved by the BAR	12'
Side Yard Setback	0', not required	0', not required
Rear Yard Setback	13' (Ratio of 1:1 with a minimum of 8' and one-half width of alley consideration)	37.18'
Open Space	800 SF	482 SF
FAR	Maximum (per Section 3-707(B)) 1,020 SF (.75)	1,018 (.748)

Block Face Study – Front Setback

REVISED 10/1/2019

N. PEYTON STREET



N. WEST STREET

AVERAGE SETBACK USING 5 UNITS = 14.8'

PRINCESS STREET