

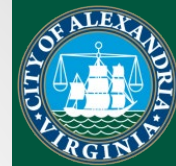


SUB #2019-0023

1217 Colonial Avenue

Planning Commission
June 2, 2020

Site Context



- [illegible]

Background

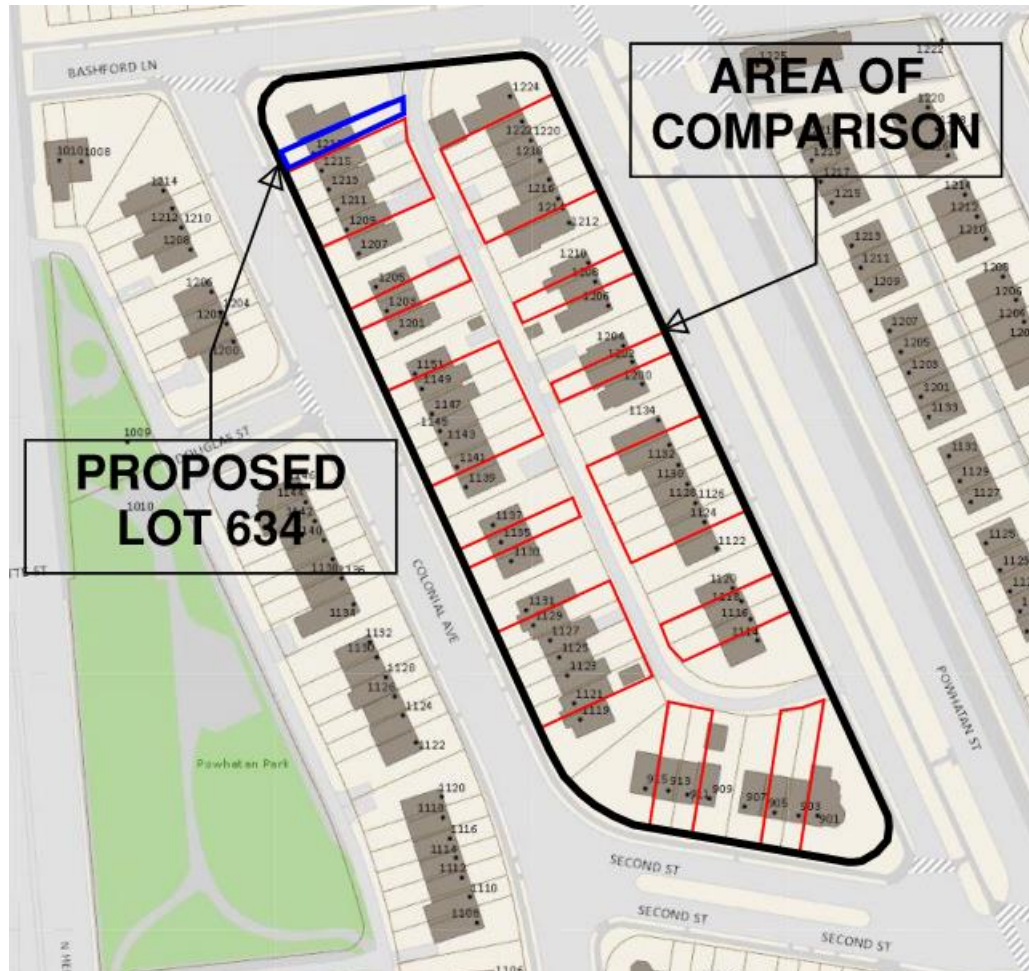
- Land records indicate that lots 34 and 35 were platted as part of the Square Two, Westover Subdivision in 1939
- Lots 34 and 35 were consolidated in 2009

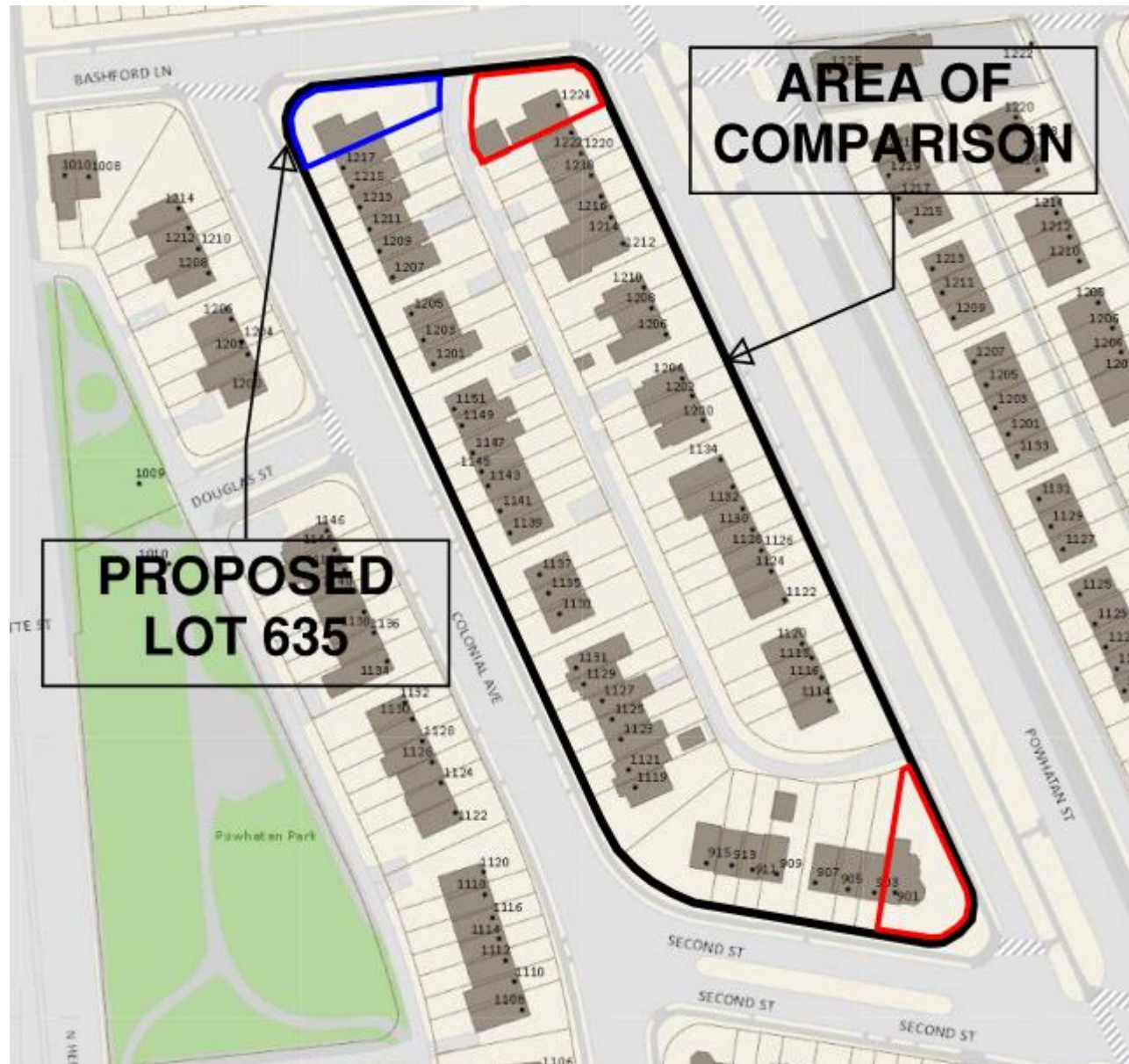
Zoning Analysis for RB Zone

	Required/Permitted	Lot 500 (Existing)	Lot 634 (Proposed)	Lot 635 (Proposed)
Lot Area	1,980 Sq. Ft.	5,674 Sq. Ft.	1,637 Sq. Ft.	4,037 Sq. Ft.
Lot Width/Frontage	18.00 Ft. (interior lots) 38.00 Ft. (corner lots)	62.24 Ft. (Colonial Ave) 105.49 Ft. (Bashford Lane)	16 Ft.	46.24 Ft. (corner)
Front Yard	20 Ft.	25.1 Ft. (Colonial Ave) 18.9 Ft. (Bashford Ln)	25.1 Ft.	25.4 Ft. (Colonial Ave) 18.9 Ft. (Bashford Ln)**
Side Yard	1:3 height to setback ratio, 8 Ft. min.	41.8 Ft.	N/A	41.8 Ft.
Rear Yard*	0 Ft.	N/A	37.8 Ft.	N/A
Net Floor Area	0.75 Floor Area Ratio (FAR)	2,272 Sq. Ft. 0.40 FAR	1,025 Sq. Ft. 0.63 FAR	1,247 Sq. Ft. 0.31 FAR
Open Space	800 Sq. Ft.	3,271 Sq. Ft.	736 Ft.**	2,535 Sq. Ft.

Analysis of Similarly Situated Lots

Conclusion: proposed lots are compatible with existing lot frontage, widths, and lots areas of similarly situated lots.





Staff Recommends Approval

Supplemental Slides

Section 11-1713 Variation Analysis

1. Section 11-1713(A)(i)

a strict adherence to the Zoning Ordinance provisions would result in substantial injustice.

Section 11-1713 (B)

"substantial injustice" means that the strict application of this ordinance would create an unreasonable burden on the development, use and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue.

Variation Analysis

2. Section 11-1713(A)(ii)

“the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area.”

Variation Analysis

3. Section 11-1713(A)(iii)(1)

"and one ... of the following special circumstances exists:

(5) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.."