



ENC #2020-0003

1217 Colonial Avenue

Encroachment

Planning Commission
September 1, 2020

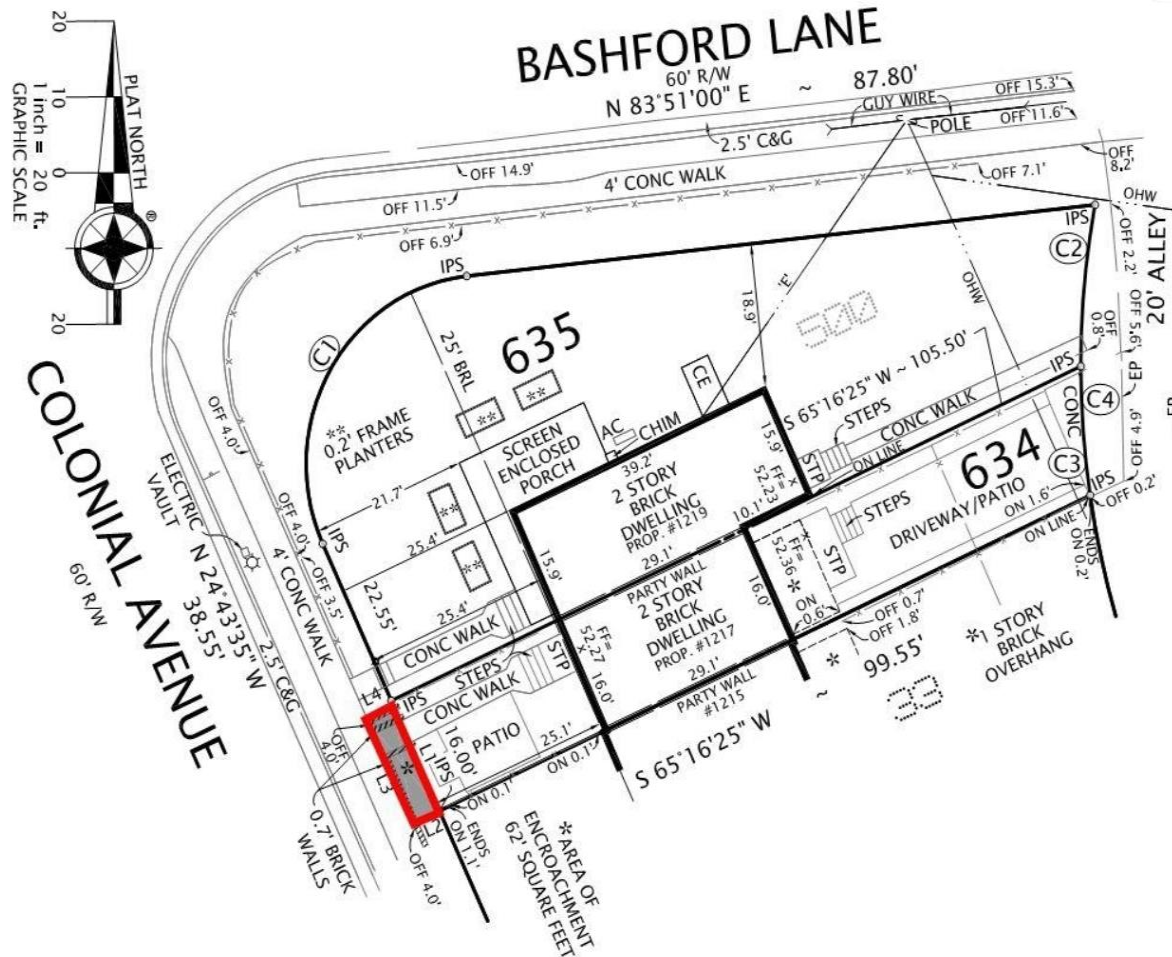
Site Context

- Surrounded by townhouse dwellings
- Zoned RB/Residential Townhouse



Proposal

Request for encroachment of 62 square feet of public right-of-way for brick retaining wall



Encroachment vs. Vacation

- Staff found encroachment to be appropriate for applicant's request because:
 - A vacation would create an irregular street line along the block as no other properties have sought vacation approval
 - A vacation would establish the applicant's property line right along the edge of the sidewalk. This would inhibit future sidewalk repairs and improvements.

Staff recommends **approval**