



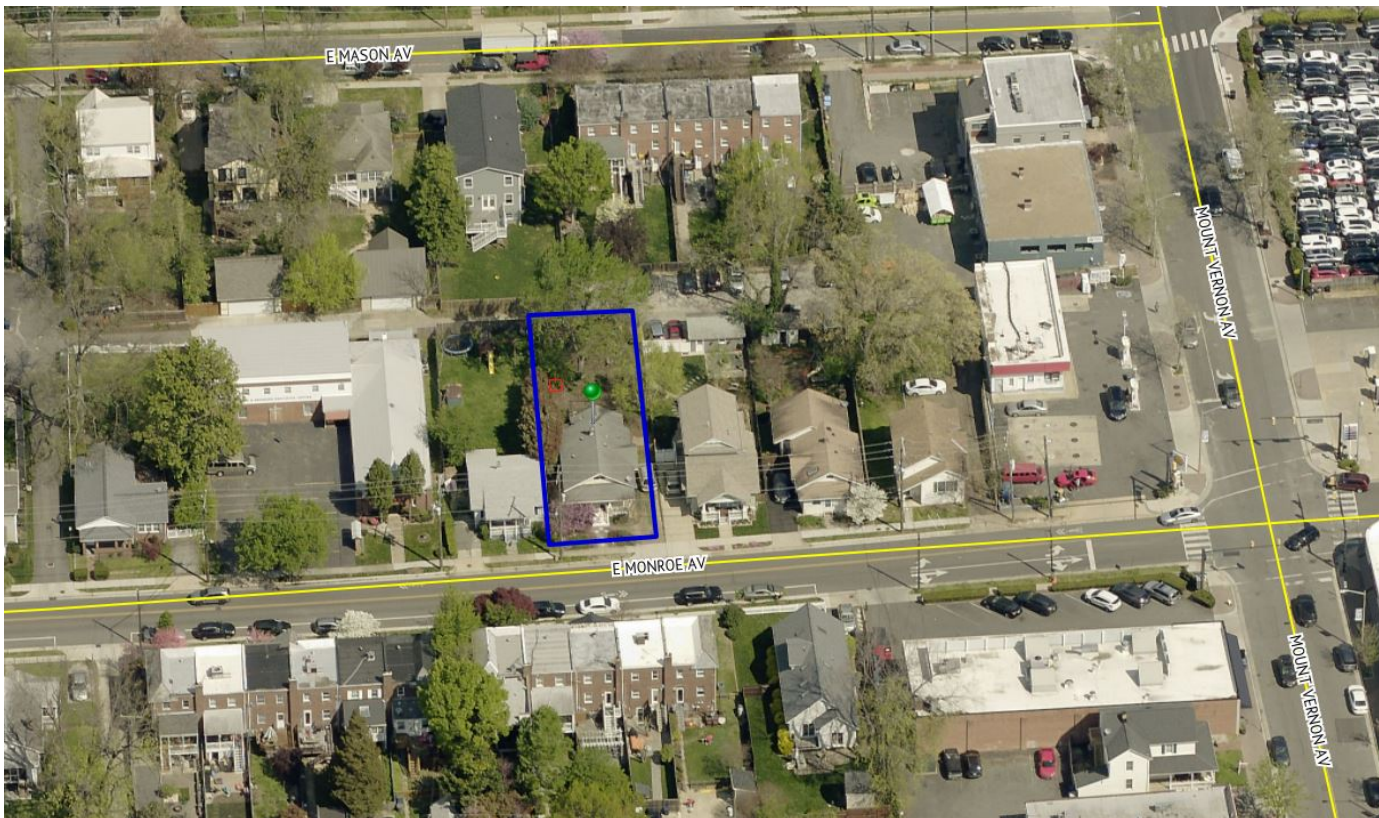
# **SUP #2020-00086**

## **222 East Monroe Avenue**

Planning Commission  
January 5, 2021

# Site Context

- Surrounded by single-family and townhouse dwellings
- Zoned R-2-5/residential single and two-family



# Substandard Lot

- Subject property is substandard (does not meet minimum lot width requirement)
- SUP review required for redevelopment of substandard lot
- Pursuant to Section 12-901(C), City Council must find the proposal compatible with existing neighborhood character in terms of:
  - Bulk
  - Height
  - Design

# Background

- P&Z approved building permit in April 2020, finding that the requirements for an addition to a dwelling on a substandard lot were met
- Dwelling was demolished in June 2020
- Demolition was not approved under building permit
- Applicant requested after-the-fact SUP approval for demolition and redevelopment of the subject property



# SUP Request

Applicant requests SUP approval with modifications to construct two-story dwelling on substandard lot

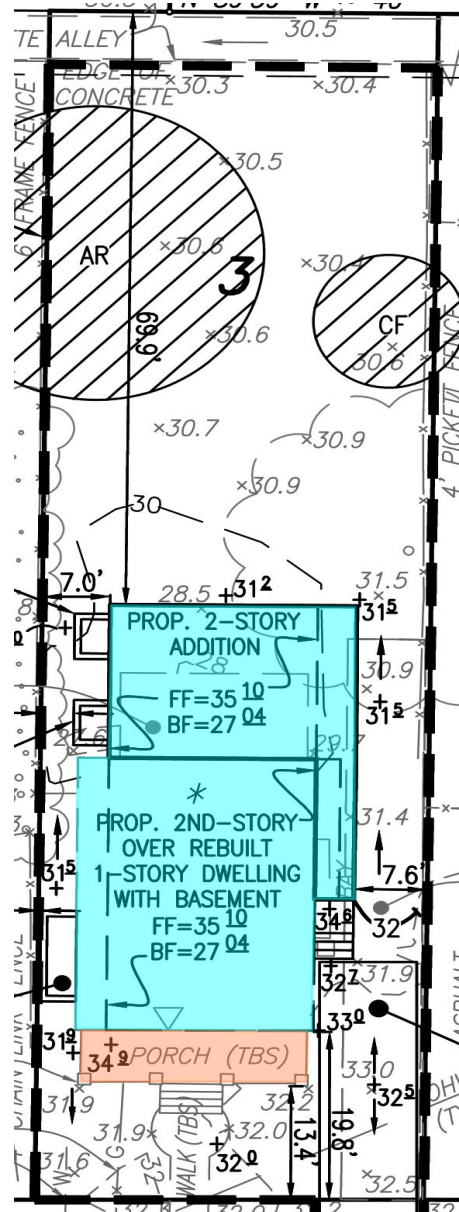


*Existing dwelling*



*Proposed dwelling*

# Proposed Site Plan



# Staff Analysis

The dwellings in the surrounding neighborhood vary in their bulk, height and design

Staff found the proposal would be compatible with existing neighborhood character

# Modifications

- Applicant requests modifications from the required **front** and **west side yards**
- Staff found these modifications were desirable to good site design and would not be detrimental to neighboring property



# **Staff Recommends Approval**