



SUP #2020-00097

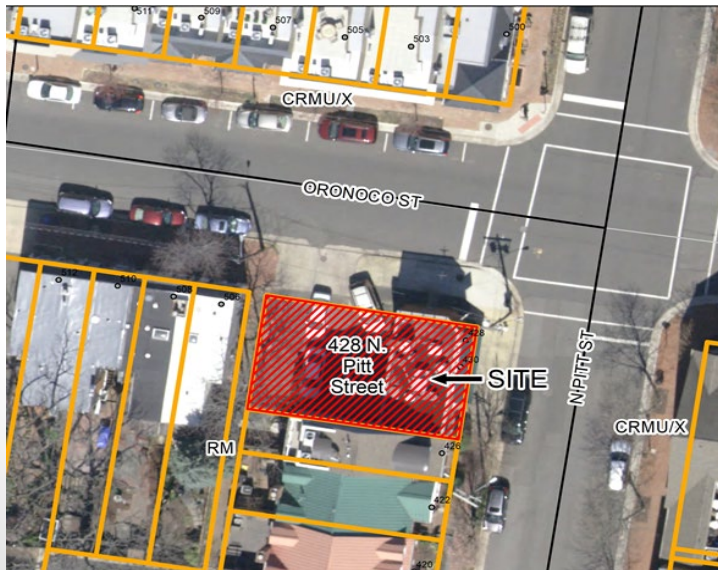
428 N Pitt Street

Planning Commission
February 2, 2021

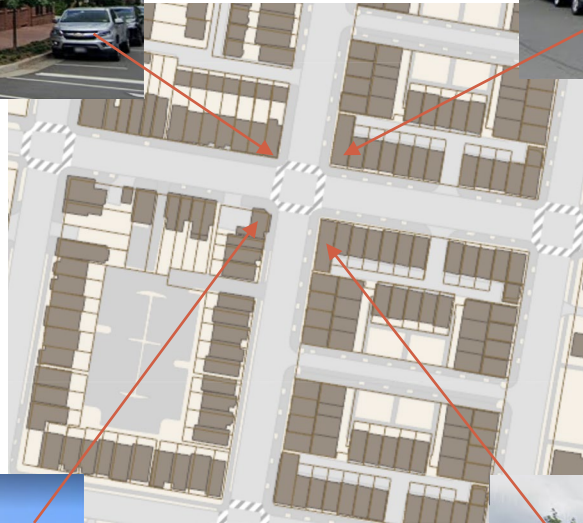
Site Context

Surrounded by
residences, primarily
townhouses

Zoned RM Townhouse
Zone



Site Context



SUP Request



Request for the following for construction of townhouse dwelling:

- Parking reduction for two compact parking spaces
- Rear yard setback modification
- Parking in a required yard modification
- Open space modification
- Vision clearance encroachment



East Elevation



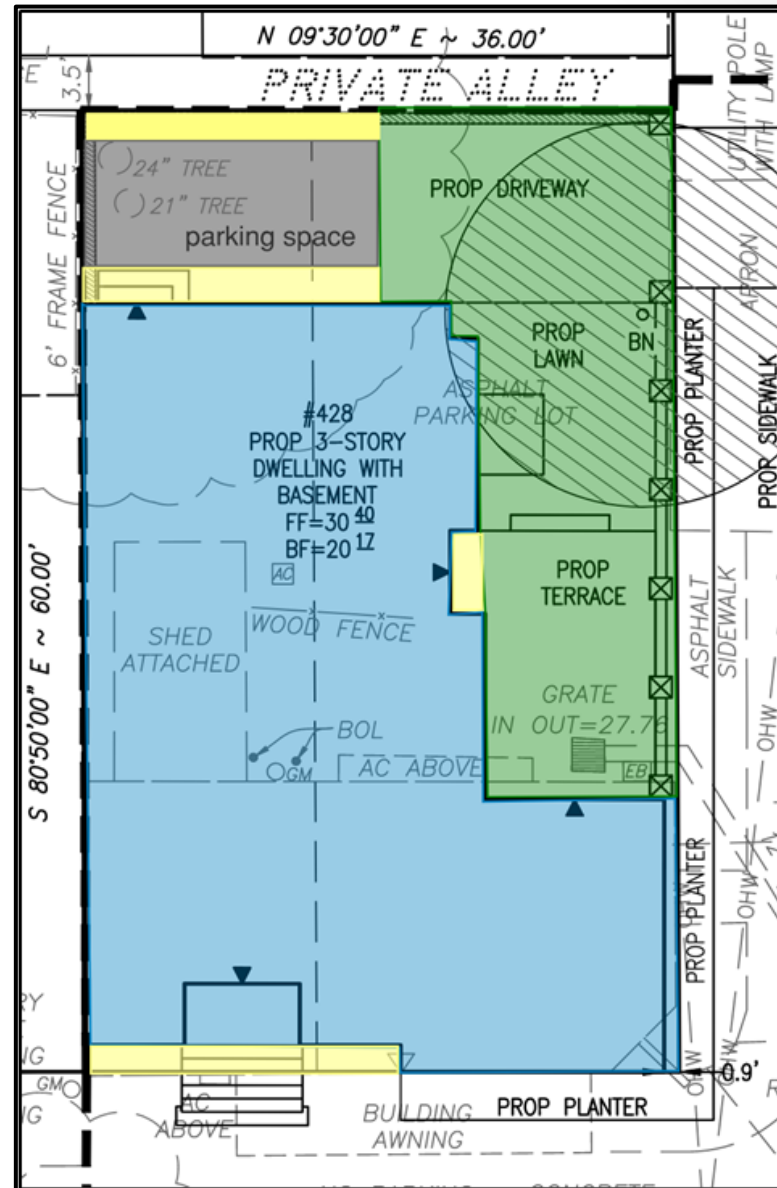
North Elevation

Open Space

Green area = countable open space (584 square feet 27% of lot)

Yellow area = uncountable open space (not shown- 188 sq. ft. second-story balcony)

Blue area = dwelling footprint

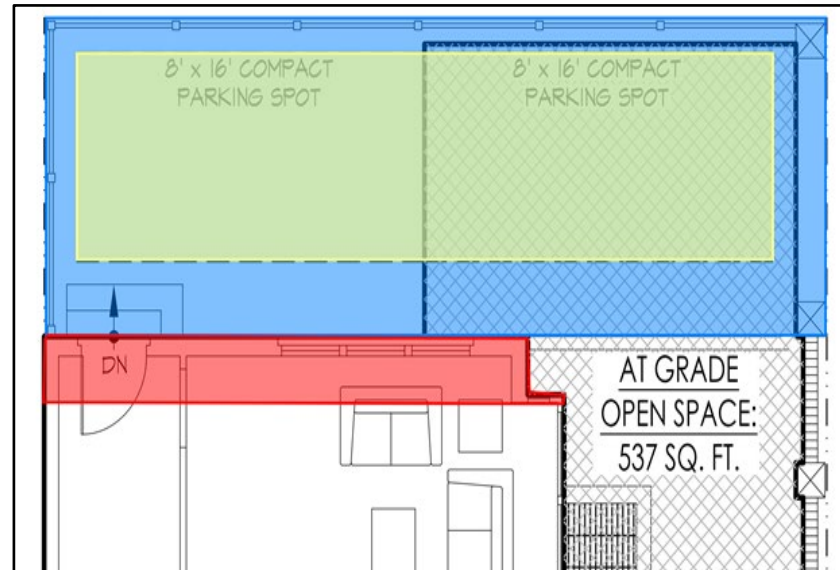


Parking Reduction and Rear Yard Modifications

Red area = area of proposed dwelling that falls within the required rear setback

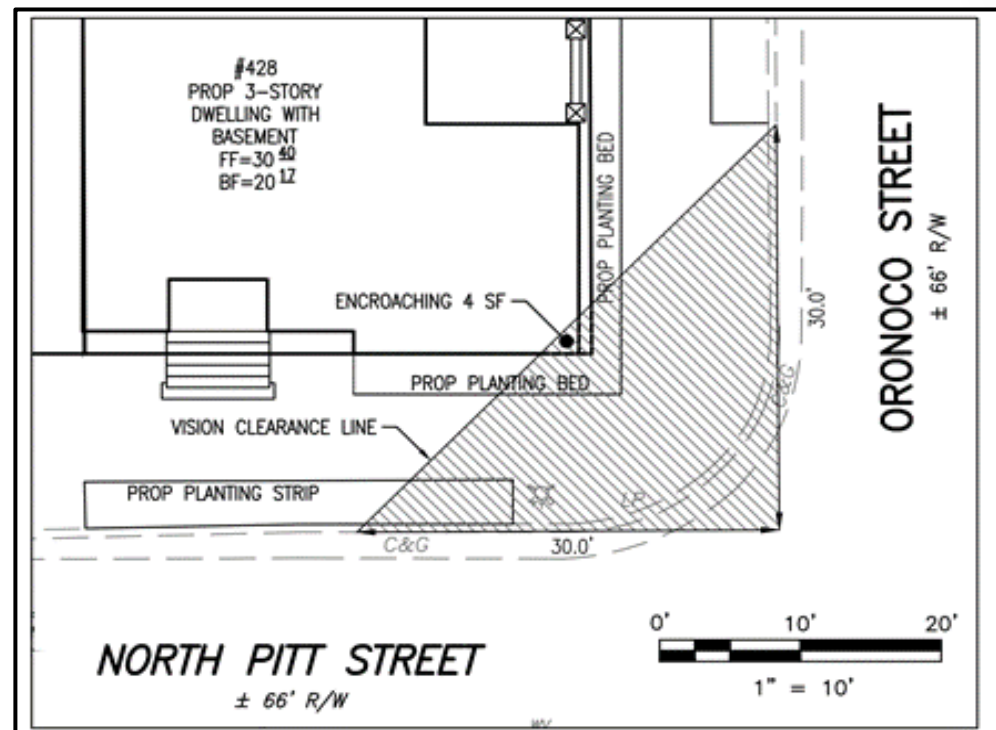
Yellow/Green area = 256 sq. ft. space for two compact parking spaces (58% of rear yard)

Blue area = 439 sq. ft. rear yard



Vision Clearance Modification

4 sq. ft. encroachment
into vision clearance



Staff Recommends Approval

Additional Information

RM Zoning Requirements

Table 1: Compliance with RM Zone Requirements

| | RM Zone Requirements | Lot Characteristics and Proposal |
|---------------------------|--|--|
| Lot Size | 1,420 SF | 2,160 SF |
| Lot Width | No requirement * | 36' along N. Pitt / 60' along Oronoco |
| Lot Frontage | No requirement * | 36' along N. Pitt / 60' along Oronoco |
| Front Yard Setback | 0' | 0' |
| Side Yard Setback | 0', not required | 0', not required |
| Rear Yard Setback | 14.92' (Ratio of 1:2 with a minimum of 16' and one- half width of alley consideration**) | 12.21' |
| Open Space | 756 SF | 584 SF |
| FAR | Maximum 3,240 (1.5) | 3,233 (1.49) |

***The RM zone does not list a lot width or frontage for exterior townhouse end units on corners; it only lists for interior townhouse lots. The width and frontage for townhouse interior lots is 18 feet.**

****Section 7-1003 states that whenever any public or private alley occurs in any zone, one-half of the width of such alley shall be considered in the determination of the rear yard setback ratio requirement of any lot abutting on such alley.**