



SUP #2020-00106

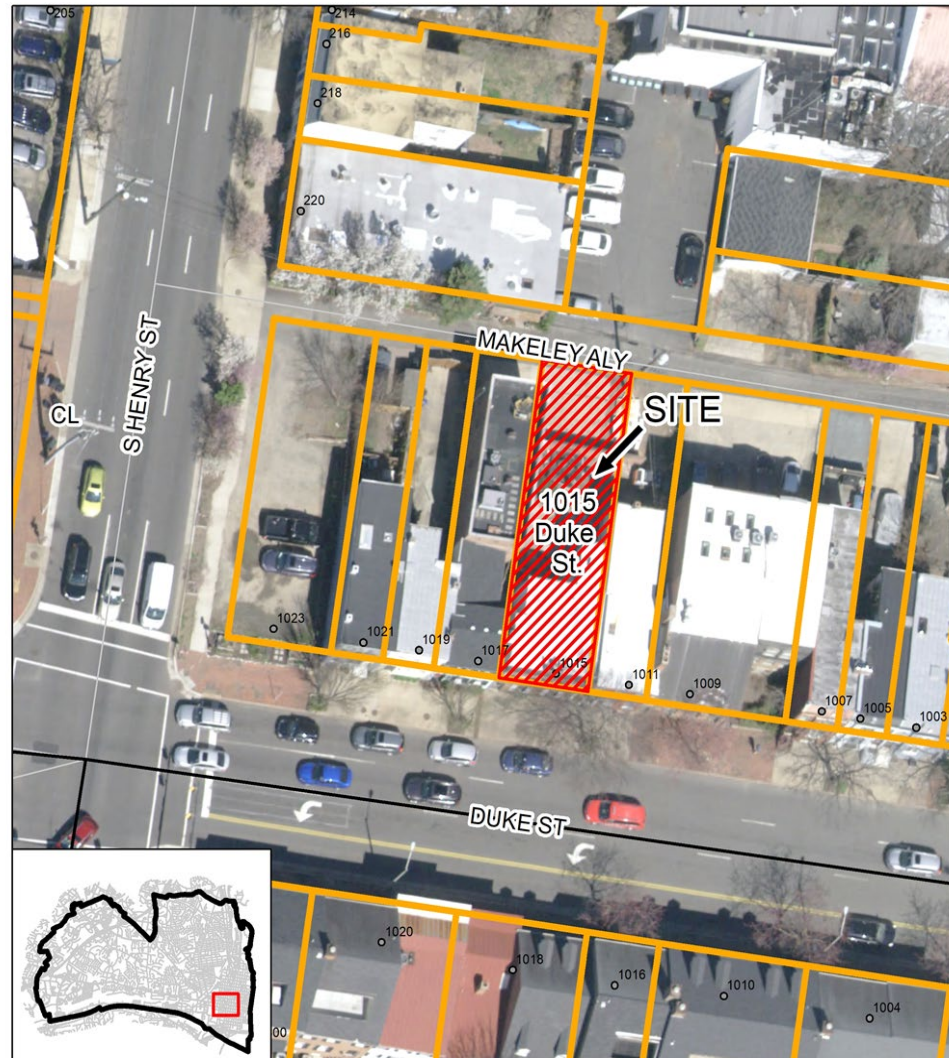
1015 Duke Street

City Council
May 15, 2021

Site Context

Surrounded by residences (primarily townhouse) and commercial (primarily office)

Zoned CL/
Commercial Low



SUP Request

SUP for a parking reduction with lot modifications for a commercial to residential use conversion



South Front Elevation

The site plan shows a property with the following features and dimensions:

- Building Footprint and Stairs:** A blue-shaded area representing the building and stairs, labeled "2 STORY BRICK BUILDING #1015". It includes a "2 STORY WOOD FRAME ADDITION 413 SQ FT" and a "LIVING ABOVE 1ST FLOOR PASSAGEWAY". Dimensions include 38.6', 12.2', 8.2', 14.1', 0.1' BRK VENEER, 26.6', 3.4', 0.9', and 22.7' ENT.
- Parking Spaces:** A yellow-shaded area at the top right labeled "2 compact parking spaces". It includes a "502 CONC DRIVE" and a "7' BRK WALL".
- Open Space:** A green-shaded area on the left and top left, labeled "879.5 sq.ft. open space". It includes a "POND", "STUCCO PILLAR", "SLATE PATIO", and "BRICK WALK". Dimensions include 10.0', 14.75', 10', 3.0', and 1.2'.
- Setbacks:** A red-shaded area at the bottom labeled "0.90 ft. front yard setback".
- Other Features:** A "GATE" is located between the pond and the building. A "NEW TO" label is near the pond. A "UTS ON LINE" label is at the top left. A "BRICK WALK" label is on the left side.

SUP Considerations

Parking Reduction

- 2 compact spaces



North Rear Parking Area

SUP Considerations

Lot Modifications

- Open Space Reduction
- Front Setback



Front Setbacks and Open Space along the Block

Previous 1015 Duke Approvals

- December 2018- BZA granted variance to waive required front setback for commercial to residential reversion
- January 2019- BAR approved rear addition
 - Applicant understood construction of addition would result in property being deficient in open space for residential use

Similar Recent Approvals

	Open Space Required	Open Space Approved	Parking Required	Parking Approved
1011 Duke St	598.4 sq ft (40%)	244 sq ft (16.3%)	2 standard spaces	1 standard space
428 N Pitt	756 sq ft (35%)	584 sq ft (27%)	2 standard spaces	2 compact spaces
623 & 625 N Columbus	800 sq ft (44.4%)	632 sq ft (35.1%)	2 standard spaces	1 standard space
1413 & 1415 Princess	800 sq ft (58.8%)	408 sq ft (30%)	2 standard spaces	1 standard space



Planning Commission Recommends Approval