



SUP #2021-00027

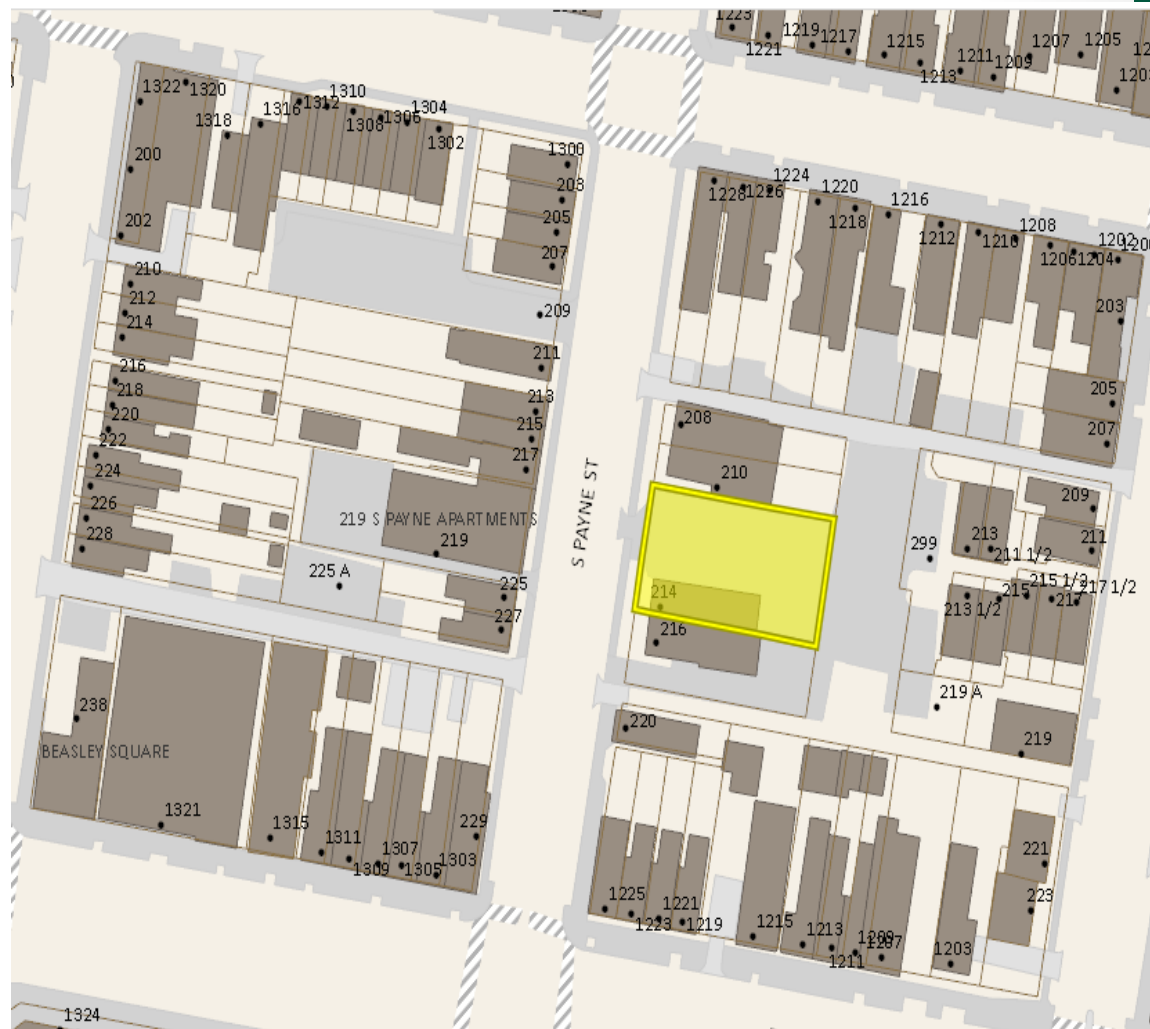
214 & 216 S. Payne Street

Planning Commission
June 1, 2021

Site Context

Surrounded by residences (primarily townhouse) and an apartment building.

Zoned CL/
Commercial
Low



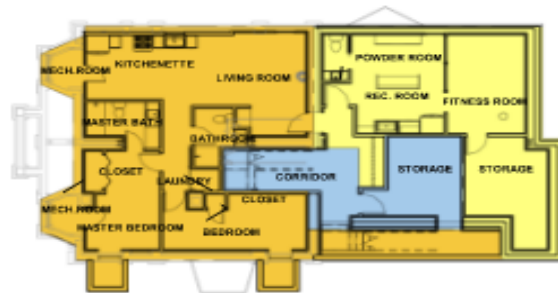
SUP Request

SUP for a parking reduction with lot modifications for a two – family residential

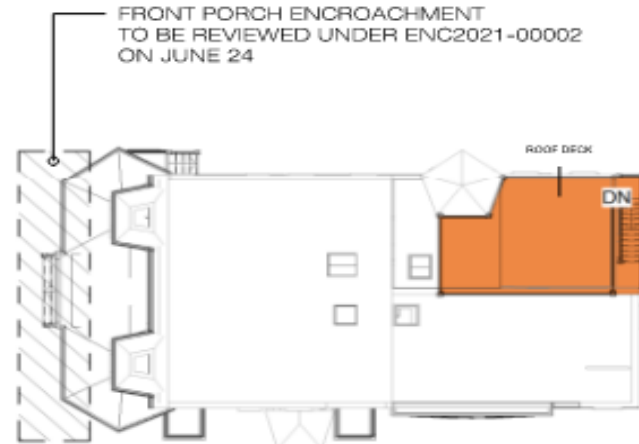


East Front Elevation

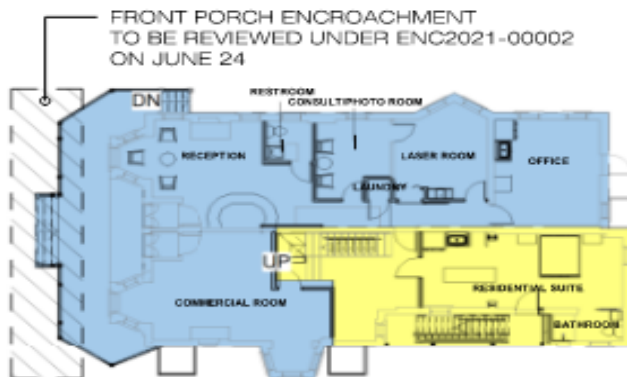
Proposal



1 USES - Basement
A103 1" = 20'-0"



5 USES- Roof Level
A103 1" = 20'-0"



2 USES - Main Level
A103 1" = 20'-0"

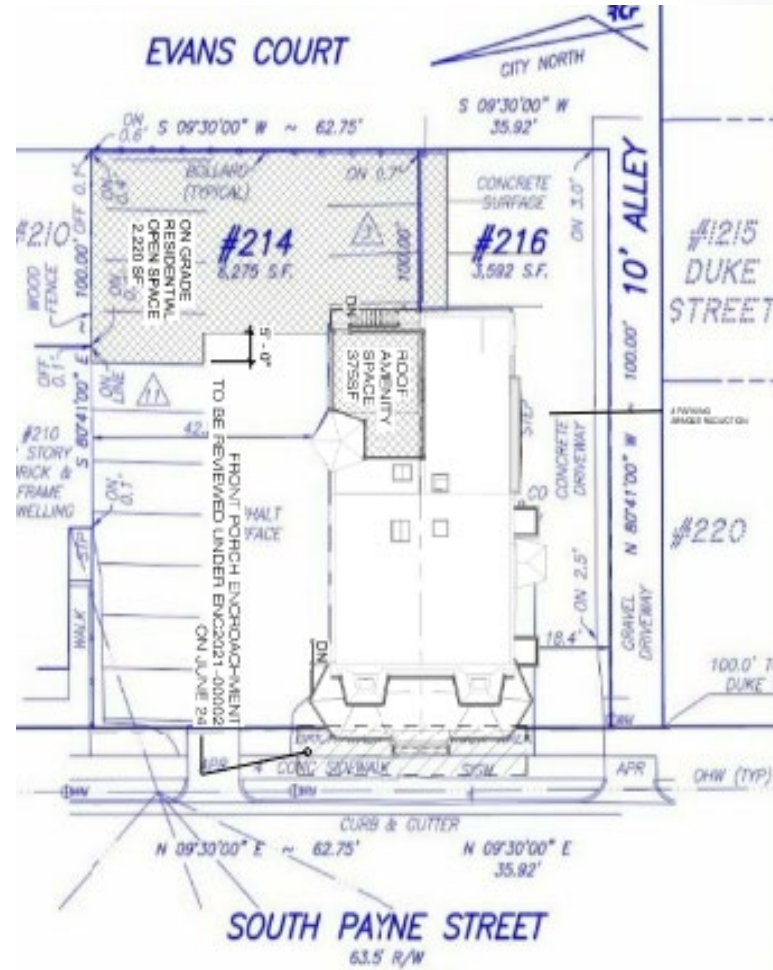


3 USES - Second Level
A103 1" = 20'-0"

Requirements and Proposal

	Existing	Proposed	Required
Front Yard	5.10 feet	5.10 feet	20.00 feet
Open Space	0	26.30 percent	40.00 percent
Parking	17 spaces	3 Spaces	4 spaces

- Applicant is removing 7 parking spaces to create open space
- 7 parking spaces must be maintained for a perpetual easement association with BZA#594 for parking for 211-219 S. Payne Street.



SUP Considerations

Lot Modifications

- Open Space Reduction
 - Requires 40%
 - Provided 26%
 - Requested modification of 14%
- Front Setback
 - Required 20.00 feet
 - Provided 5.10 feet
 - Requested modification of 14.90 feet
- Parking
 - Two spaces for each unit in a two-family dwelling
 - Provided 3 parking spaces
 - Requested modification of 1 parking space



Staff Recommends Approval