

# SUP #2021-00027 214 & 216 S. Payne Street

Planning Commission June 1, 2021

### **Site Context**



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

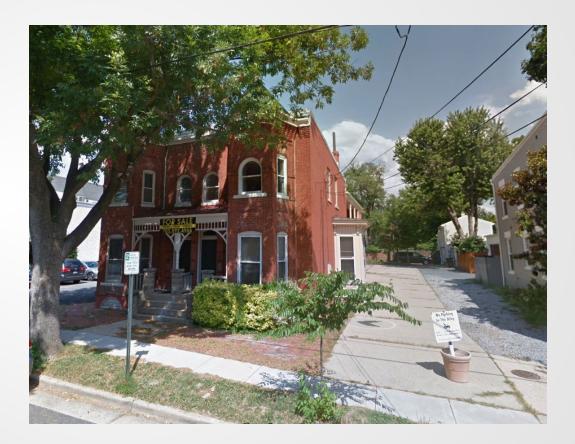
Zoned CL/ Commercial Low





#### **SUP Request**

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



East Front Elevation

### Proposal



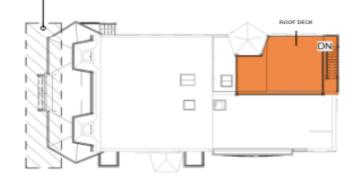
NITCHEMETTE Lut 1 LIVING ROOM REC. ROOM FITNESS ROOM STORAGE STORAGE ASTER BEDREON **BEDBOOR** 1 USES - Basement 1" = 20'-0" A103 FRONT PORCH ENCROACHMENT TO BE REVIEWED UNDER ENC2021-00002 ON JUNE 24



2 USES - Main Level

A103 1" = 20'-0"

FRONT PORCH ENCROACHMENT TO BE REVIEWED UNDER ENC2021-00002 ON JUNE 24



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

> LAUNDRY LIVING ROOM BEDROOM 0 0 DN DESKCLOSE ----CORRIDOR MASTER SUITE -KITCHEN BATH PANTRY BALCON1

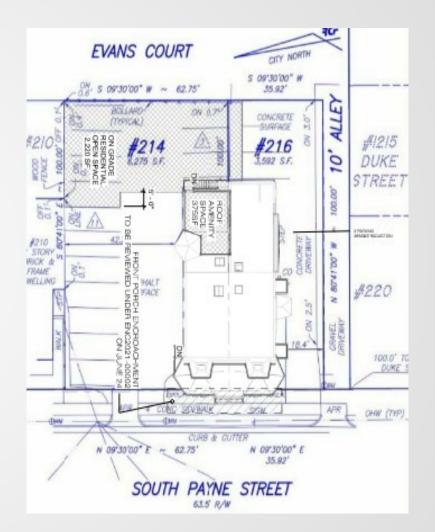
3 USES - Second Level A103 1" = 20'-0"

### **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 twofamily dwelling
  - Provided 3 parking spaces
  - Requested modification of 1 parking space



#### **Staff Recommends Approval**