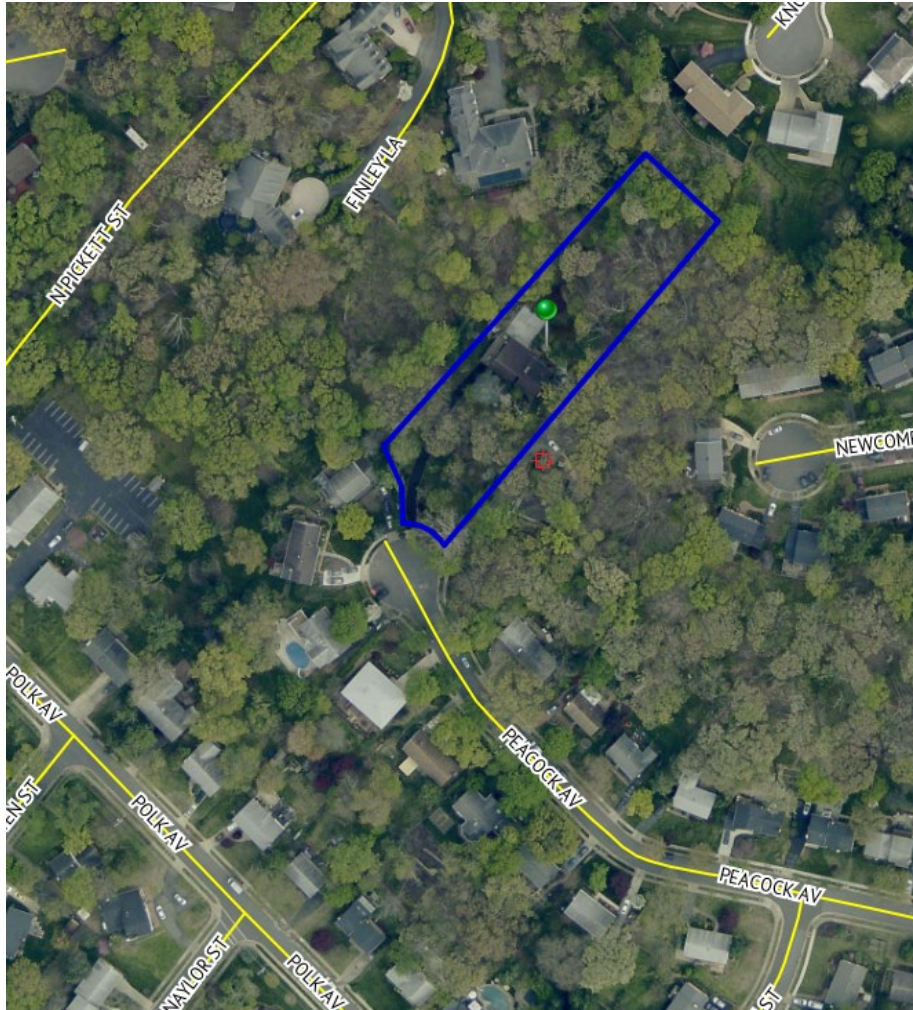# SUP #2021-00040
4817 Peacock Avenue

Planning Commission

June 24, 2021

Site Context

- Surrounded by single-family dwellings
- Zoned R-20/residential single-family

SUP Request

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


Proposed dwelling

Existing dwelling

3

	Required/Permitted	Provided /Proposed
Lot Area	20,000 Sq. Ft.	52,829 Sq. Ft.
Lot Width	100 Ft.	121.2 Ft.
Lot Frontage	55 Ft.	51.61 Ft.
Front Yard*	37.9 (minimum) 102.8 (maximum)	189.8 Ft.
Side Yard (North)	15.8 Ft. (1:2 height to setback ratio, 12 Ft. min.)	21.7 Ft.
Side Yard (South)	12 Ft. (1:2 height to setback ratio, 12 Ft. min.)	29.2 Ft.
Rear Yard	27.5 Ft. (1:1 height to setback ratio, 12 Ft. min.)	229.0 Ft.
Net Floor Area	13,207 Sq. Ft. 0.25 Floor Area Ratio (FAR)	4,925 Sq. Ft. 0.09 FAR
Maximum Height	30 Ft.	28.0 Ft.
Maximum Threshold Height	2.5 Ft.	2.5 Ft.
Attached Garage Setback*	8.0 Ft. behind front building wall	2.0 Ft. behind front building wall

Proposed Site Plan
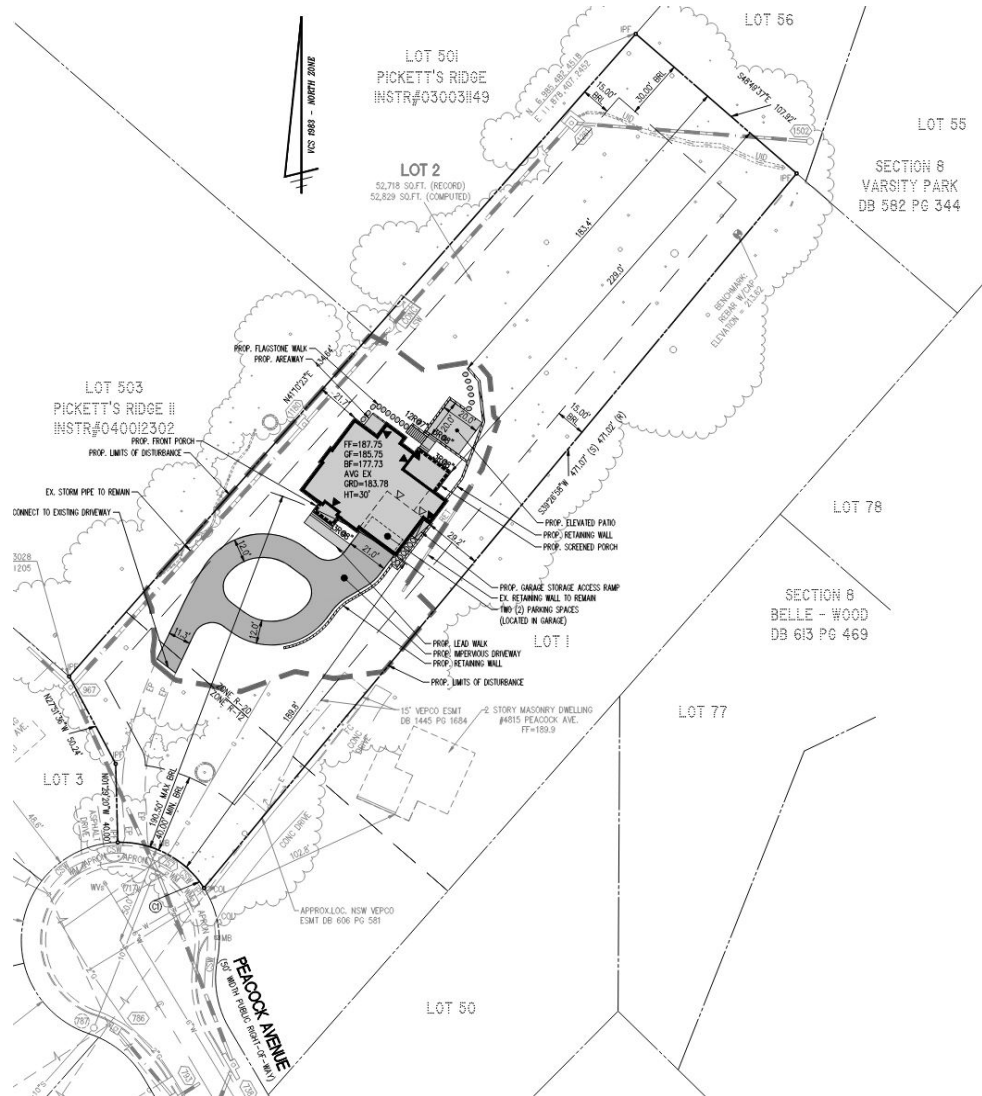
Substandard Lot

- 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

Compatibility

Proposal would not affect compatibility with the neighborhood character in terms of bulk, height and design:

- New dwelling would be in roughly same location as existing
- Subject property landscaping would screen proposed dwelling from street and neighbors

Modifications

The requested modifications would be desirable for good site design and not be detrimental to neighboring property because the proposed site layout would:

- Minimize disturbed area

- Preserve many existing trees

- Be minimally visible from the street or neighboring property

Staff
Recommends Approval