



**ENC #2021-00004**  
**421 Gibbon Street**

City Council  
September 18, 2021

# Site Context

Surrounded by residences (primarily townhouse) with a nearby school and fraternal organization building



Zoned RM,  
Residential

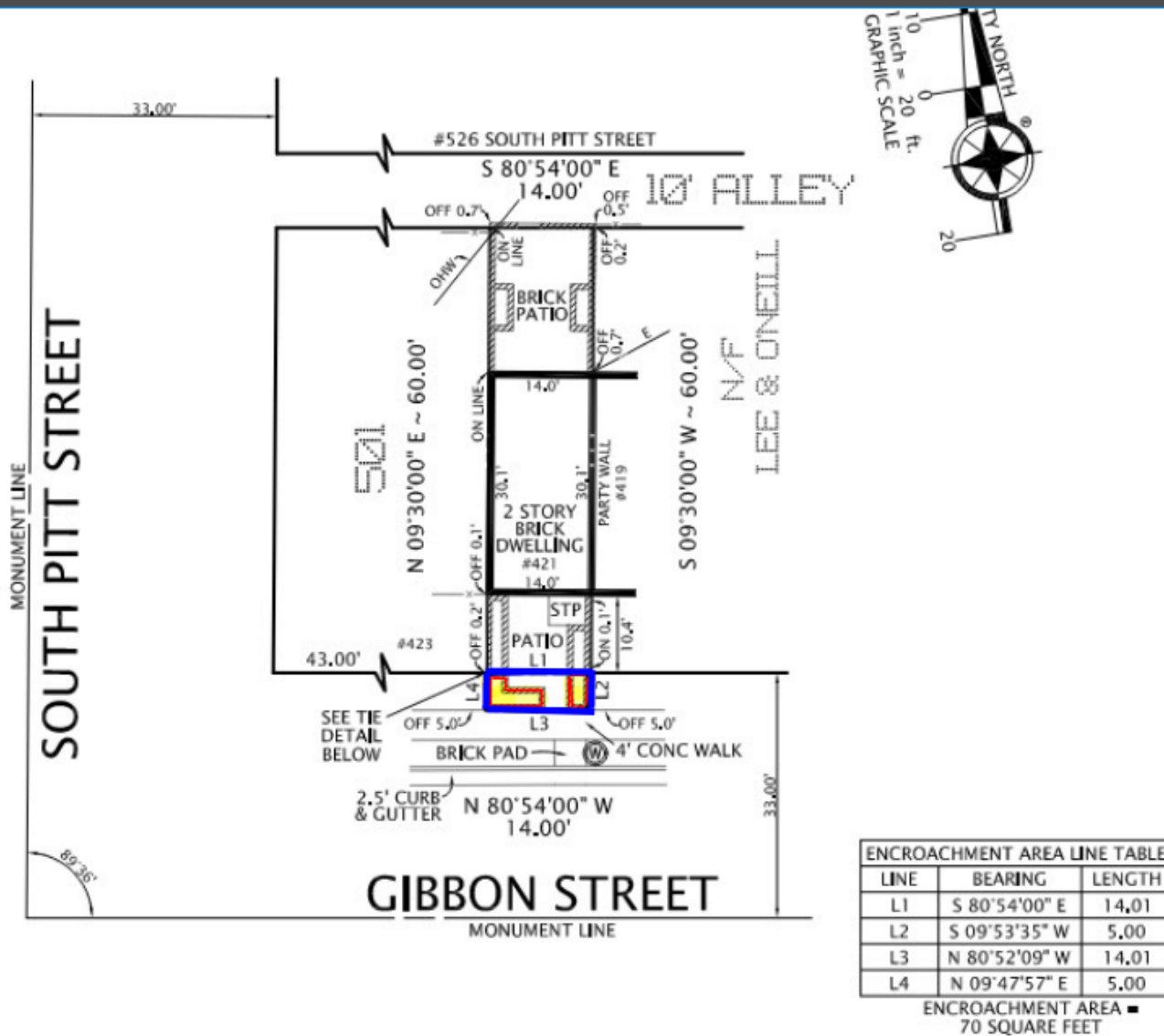
# Encroachment Request

Encroachment to allow brick mitigation wall forward of the property line.

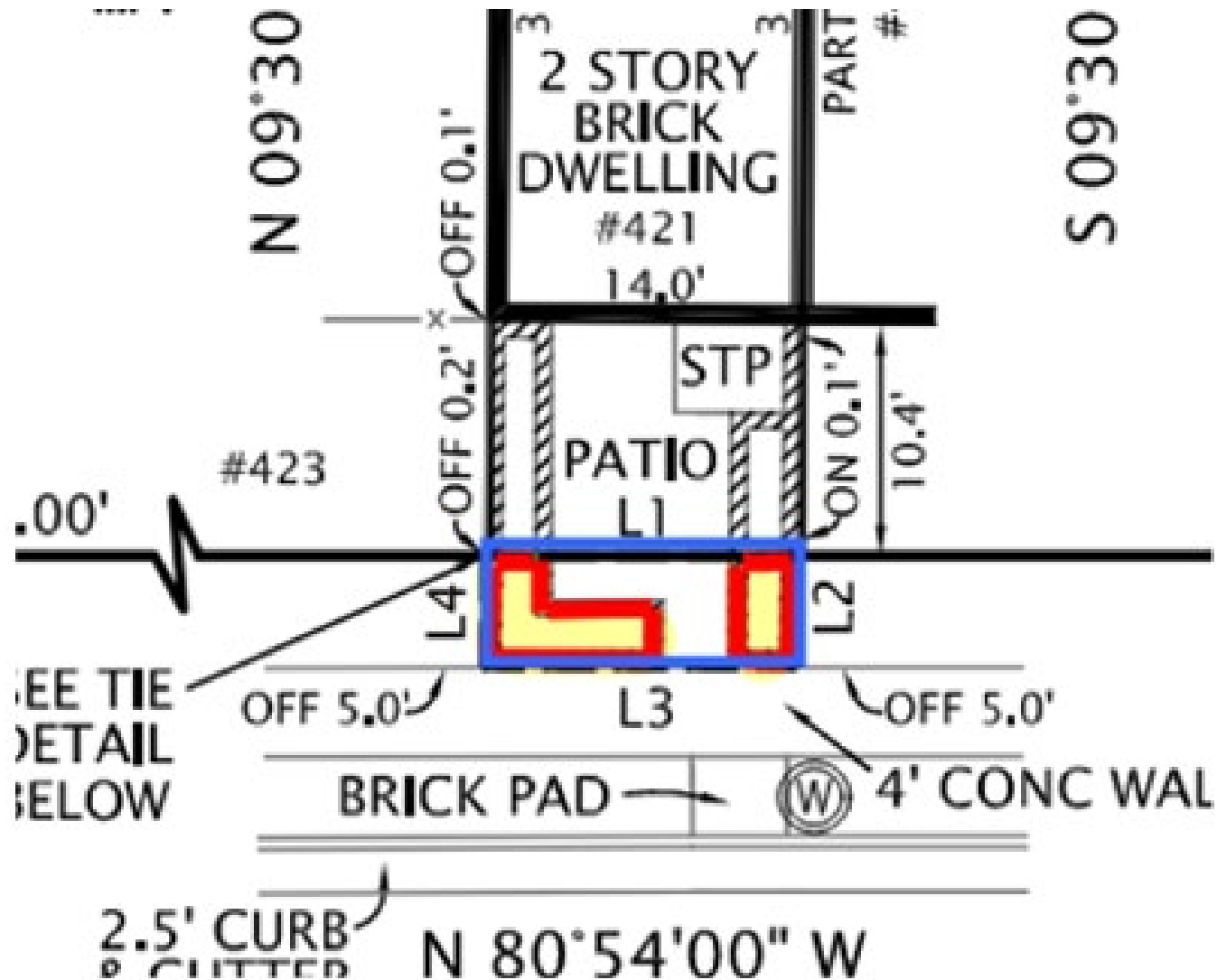


South Front Elevation

# Proposal



# Proposal



# Mitigation Wall







# **Planning Commission Recommends Approval**

## Flooding with no Mitigation



Before Renovation: May 2020

Before Renovation: January 2021