

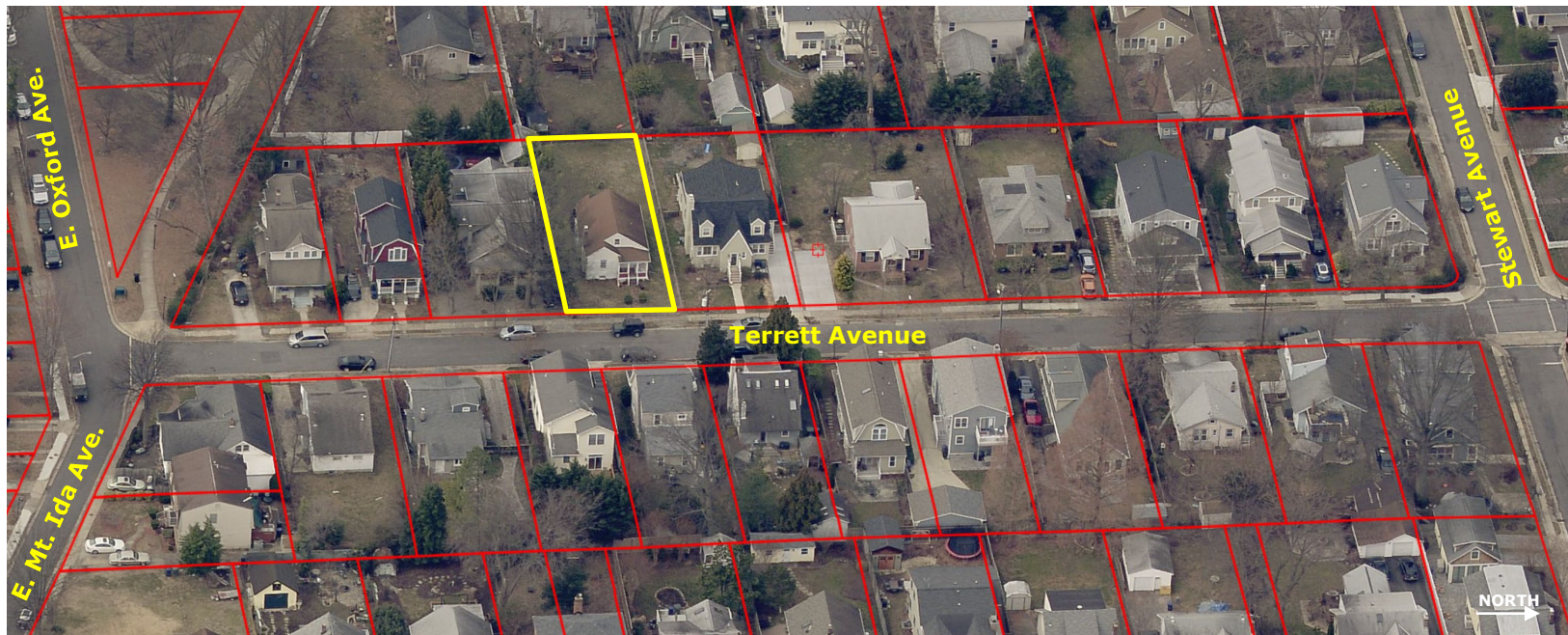


2406 Terrett Ave. SUP #2021-00064

Planning Commission
November 4, 2021

Site Context

- Zoned R-2-5/residential single and two-family
- Surrounded by detached, single-family dwellings

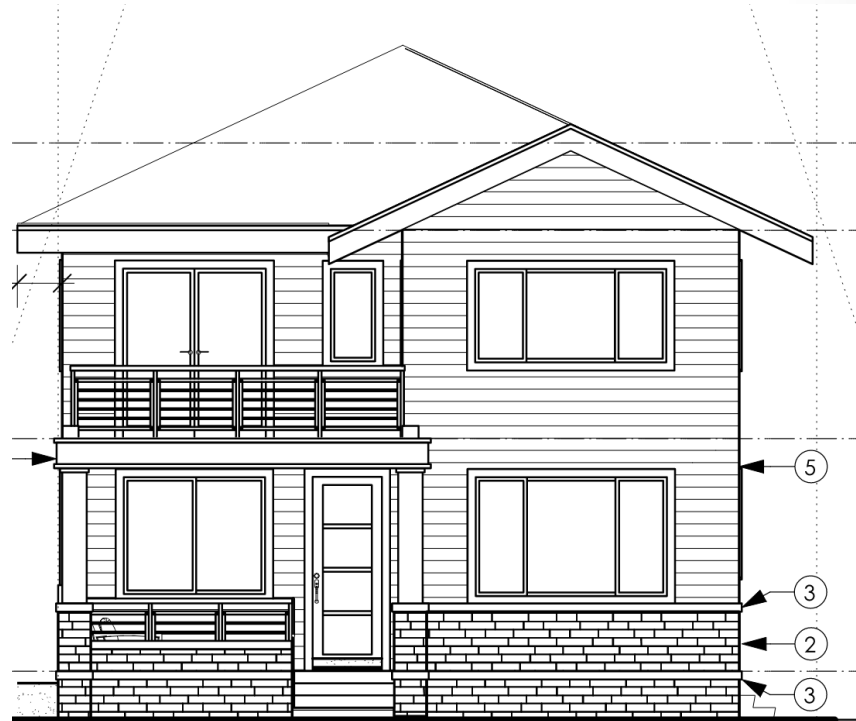


Special Use Permit Request

Construct a two-story single-family dwelling with free-standing garage on a developed, substandard lot



Existing dwelling

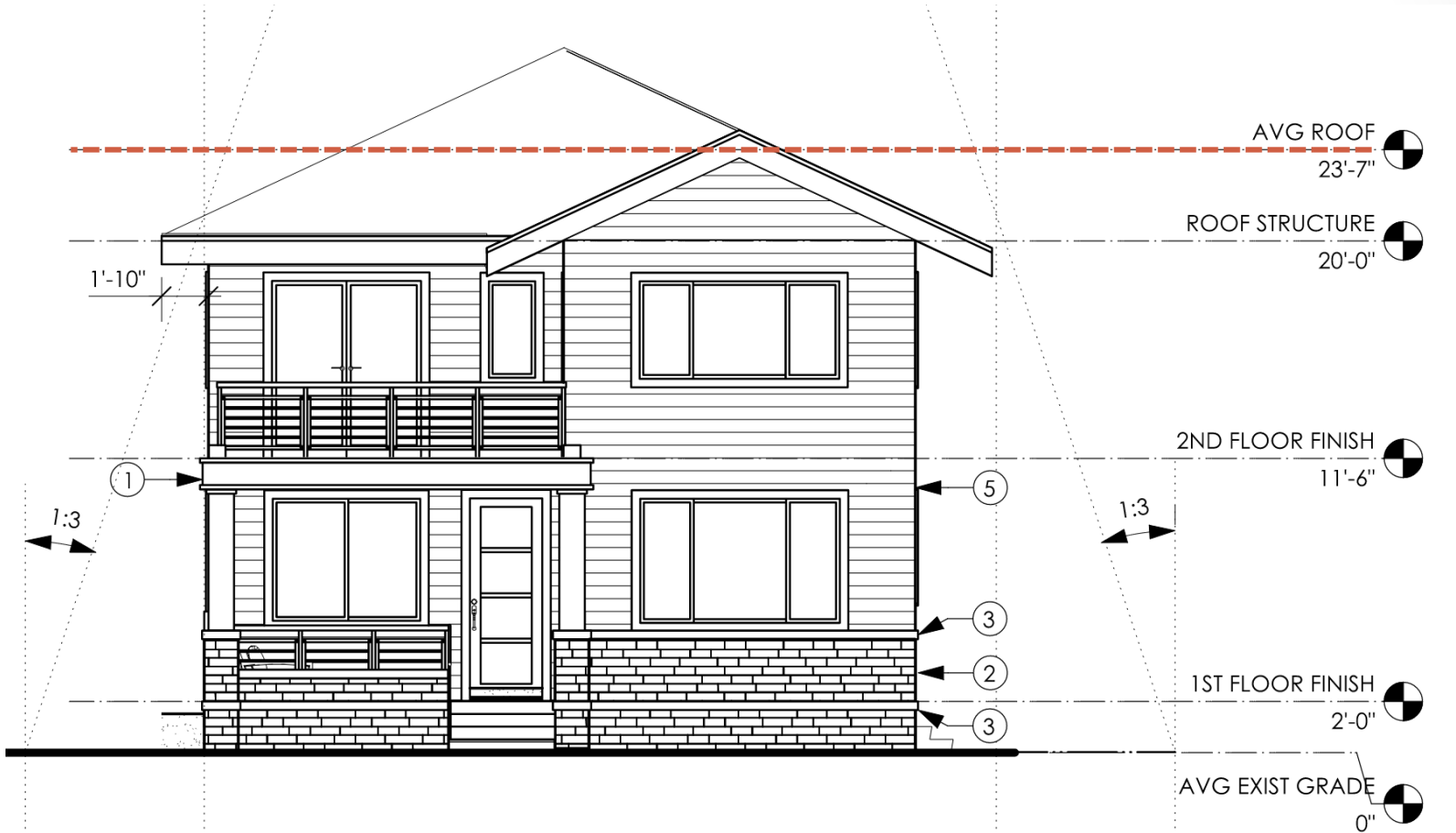


Proposed dwelling

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

Proposed Dwelling



Height



| | |
|---|-----------------|
| 2402 Terrett Avenue | 24.0 Ft. |
| 2404 Terrett Avenue | 23.0 Ft. |
| 2408 Terrett Avenue | 24.0 Ft. |
| 2500 Terrett Avenue | 23.0 Ft. |
| 2407 Terrett Avenue | 29.0 Ft. |
| 2409 Terrett Avenue | 28.0 Ft. |
| 2411 Terrett Avenue | 28.0 Ft. |
| <i>Average</i> | <i>25.6 Ft.</i> |
| Proposed Dwelling at 2406 Terrett Avenue | 23.6 Ft. |

Surrounding Dwelling Heights

Bulk

2503 Terrett Ave.



2506 Terrett Ave.



2403 Terrett Ave.



2404 Terrett Ave.



2406 Terrett Ave.



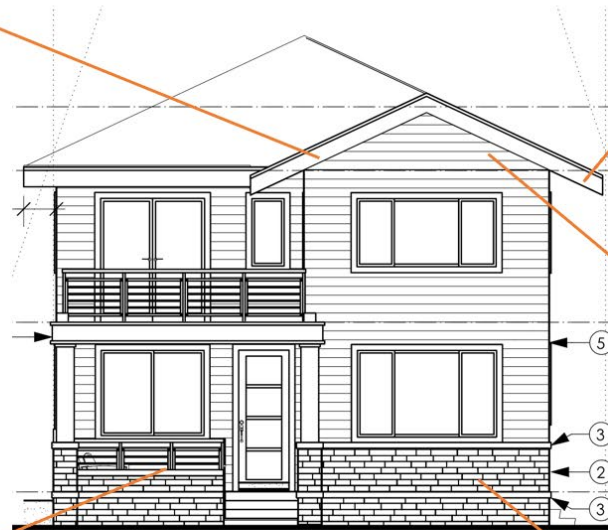
2408 Terrett Ave.

Design



Dominant roof pitch on main building
(2404 Terrett Ave.)

Wide eave overhangs
(2400 Terrett Ave.)

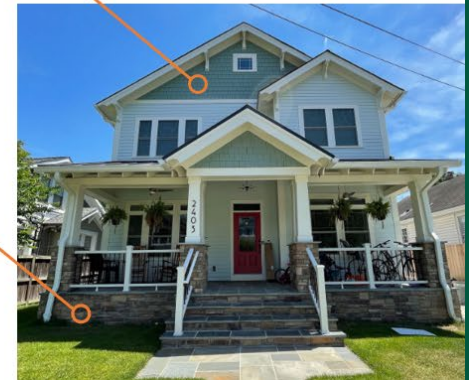


2406 Terrett Ave.

Brick/stone base
with panel to roof
(2403 Terrett Ave.)



"L-shape", asymmetrical
layout with front porch
(2504 Terrett Ave.)



Design

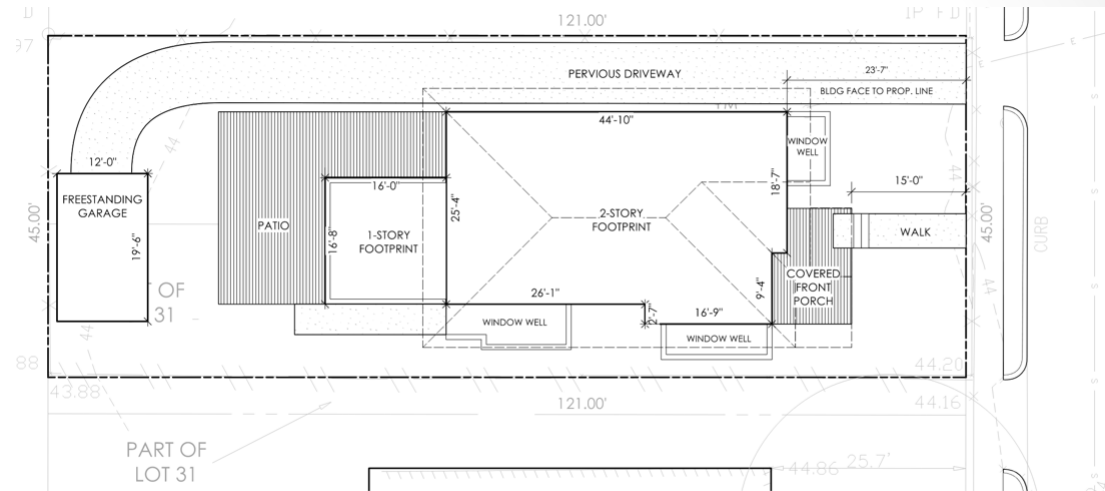


Original Proposal

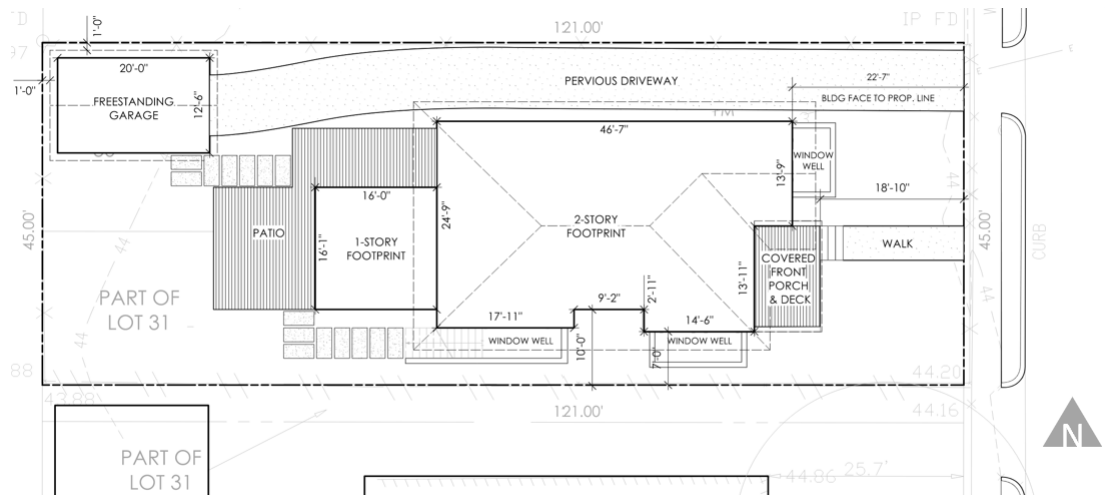


Revised Proposal

Additional Considerations



Original Site Plan



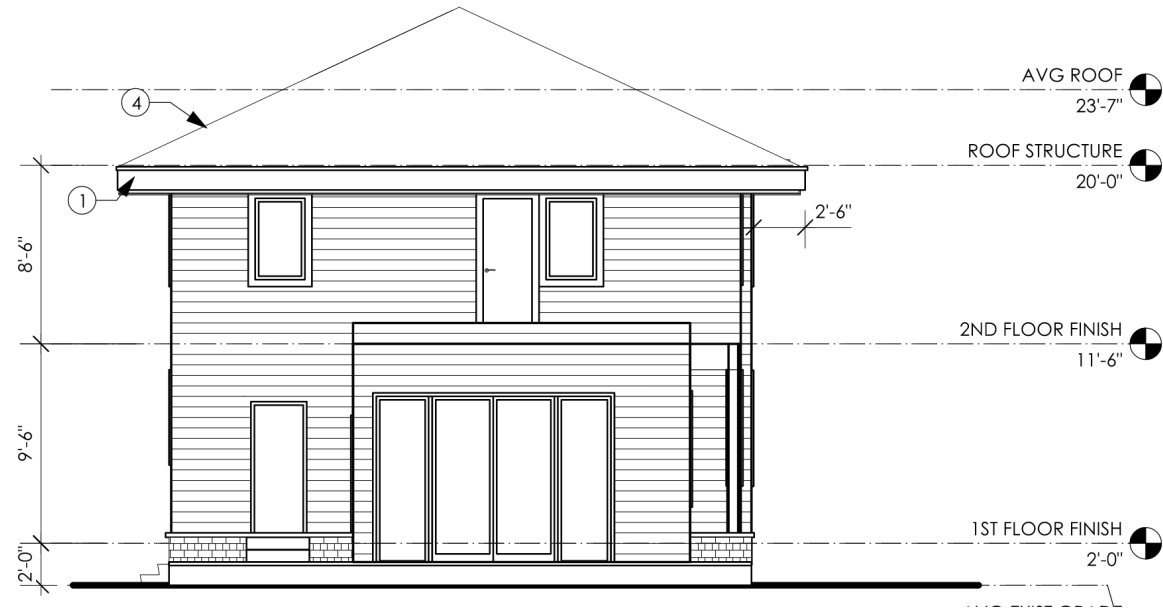
Revised Site Plan



Staff Recommends Approval

Additional Information

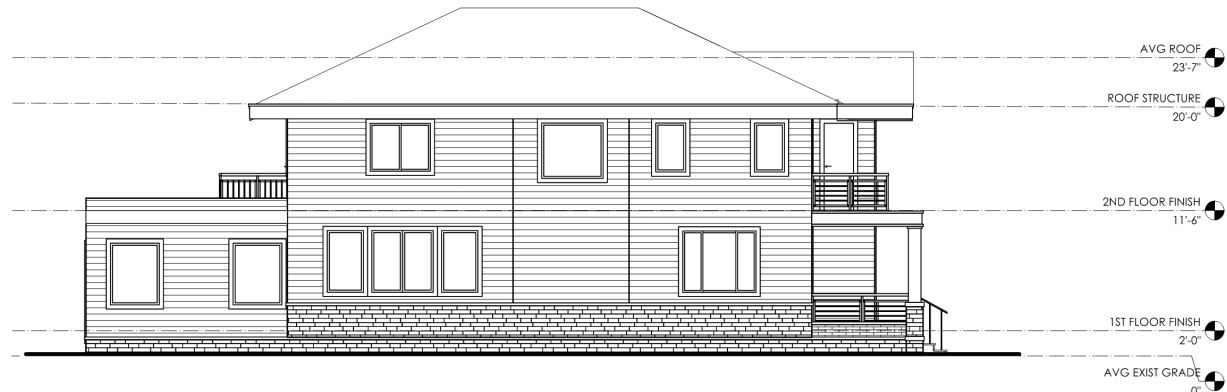
*West Elevation
(Rear)*



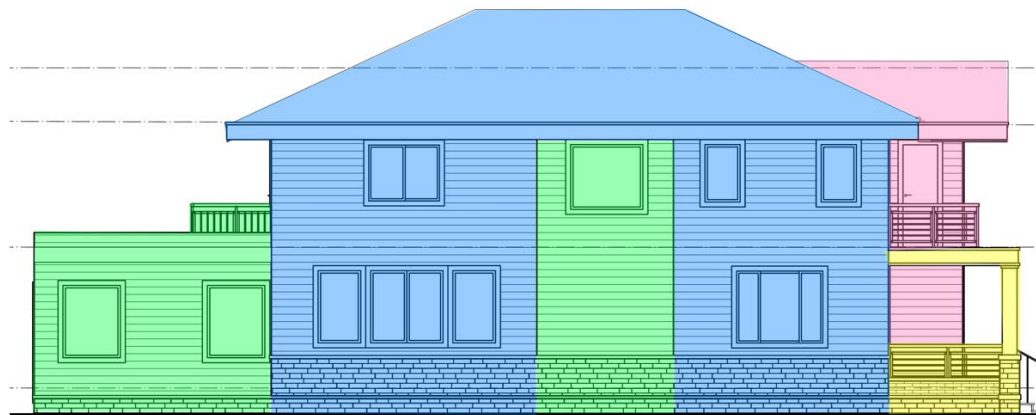
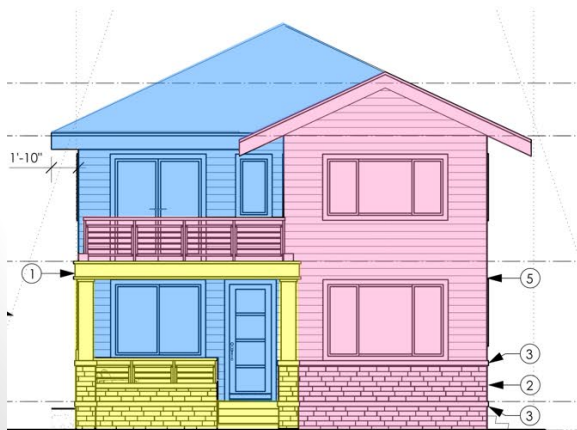
North Elevation



South Elevation



*2411 Terrett Ave.
(Balcony above Porch)*





| | Required / Permitted | Provided / Proposed |
|---------------------------------|--|--|
| Lot Area | 5,000 Sq. Ft. | 5,445 Sq. Ft. |
| Lot Width | Min. 50.0 Ft. | 45.0 Ft. |
| Lot Frontage | Min. 40.0 Ft. | 45.0 Ft. |
| Front Yard | 20.0 Ft. (all front yards in lots in contextual block face, including the existing the lot in question, is greater than 20.0 Ft.) | 22.6 Ft. (wall) 18.7 Ft. (porch) |
| Side Yard (South) | 7 Ft. (1:3 height to setback ratio, 7 Ft. min.) | 7 Ft. |
| Side Yard (North) | 7 Ft. (1:3 height to setback ratio, 7 Ft. min.) | 10.0 Ft. |
| Rear Yard | 12.3 Ft. (one-story portion) 21.0 Ft. (two-story portion) (1:1 height to setback ratio, 7 Ft. min.) 1.0 Ft. (garage) | 36.0 Ft. (one-story portion) 51.8 Ft. (two-story portion) 22.5 Ft. (patio) 1.0 Ft. (garage) |
| Net Floor Area | 2,450.0 Sq. Ft. 0.45 Floor Area Ratio (FAR) | 2,443.0 Sq. Ft. 0.45 FAR |
| Maximum Height | 30.0 Ft. | 23.6 Ft. |
| Maximum Threshold Height | 2.5 Ft. | 2.0 Ft. |