

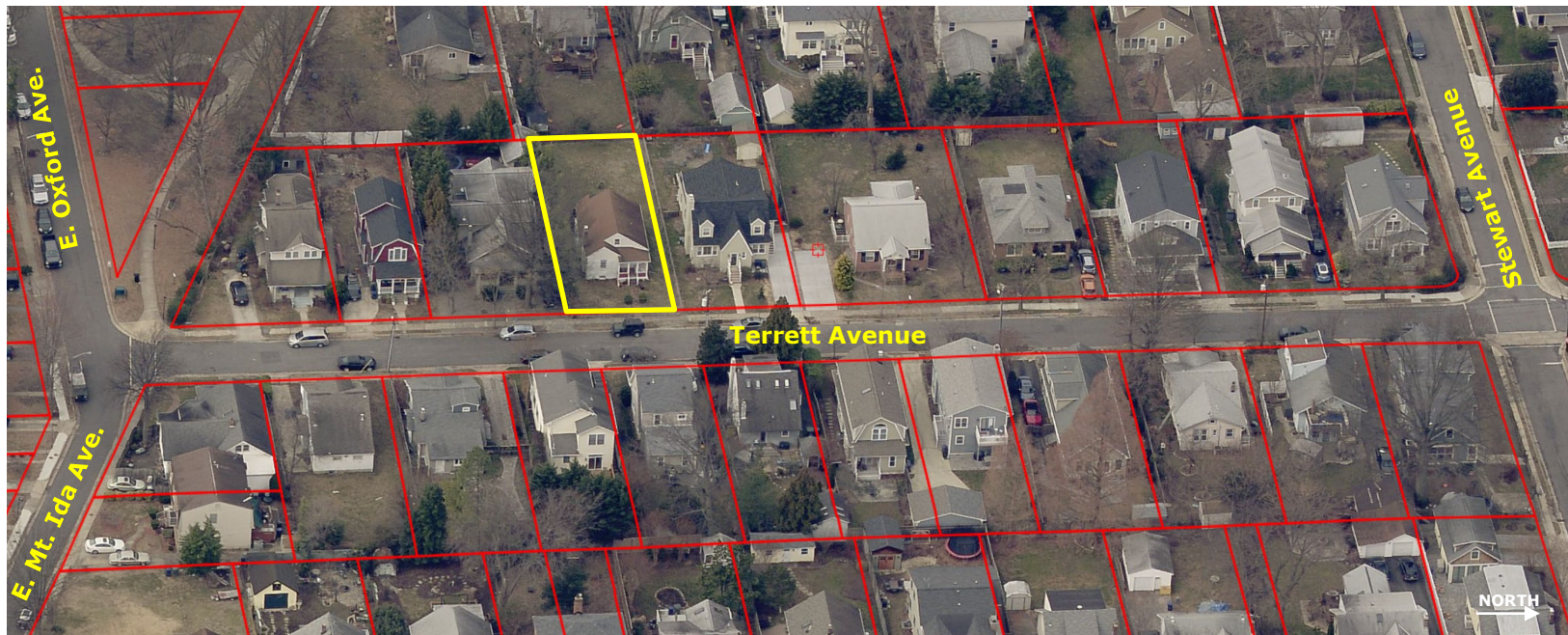


2406 Terrett Ave. SUP #2021-00064

City Council
November 13, 2021

Site Context

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

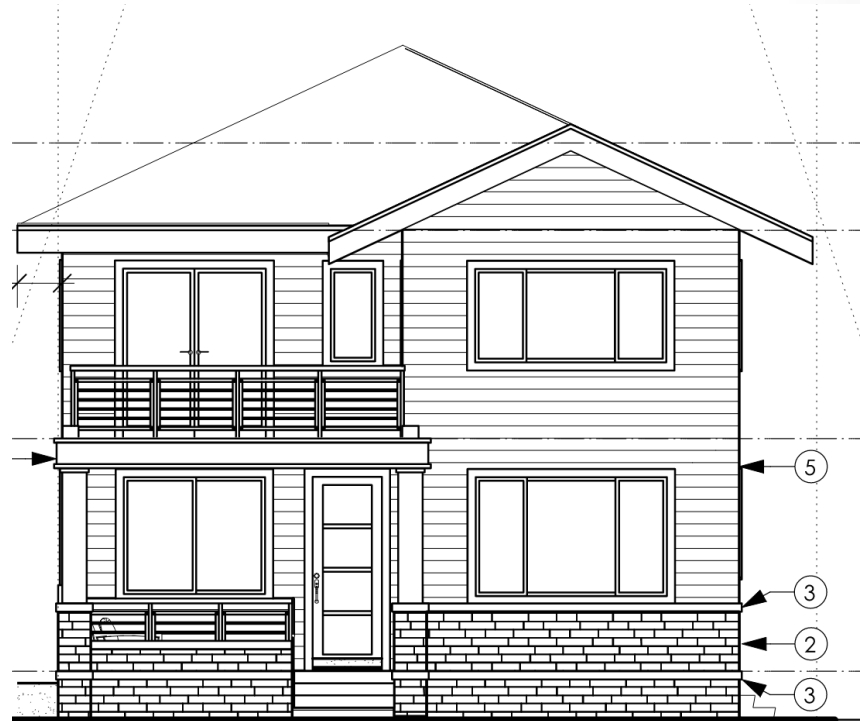


Special Use Permit Request

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



Existing dwelling

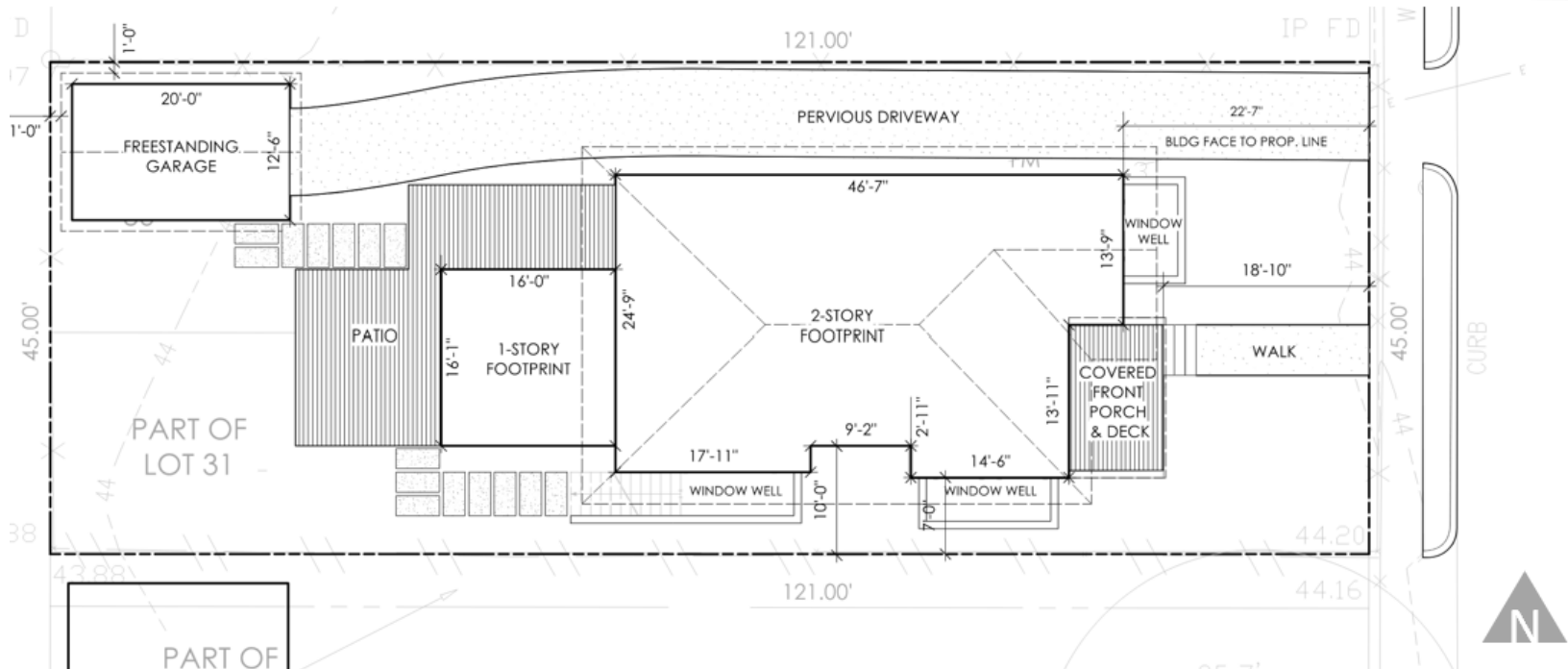


Proposed dwelling

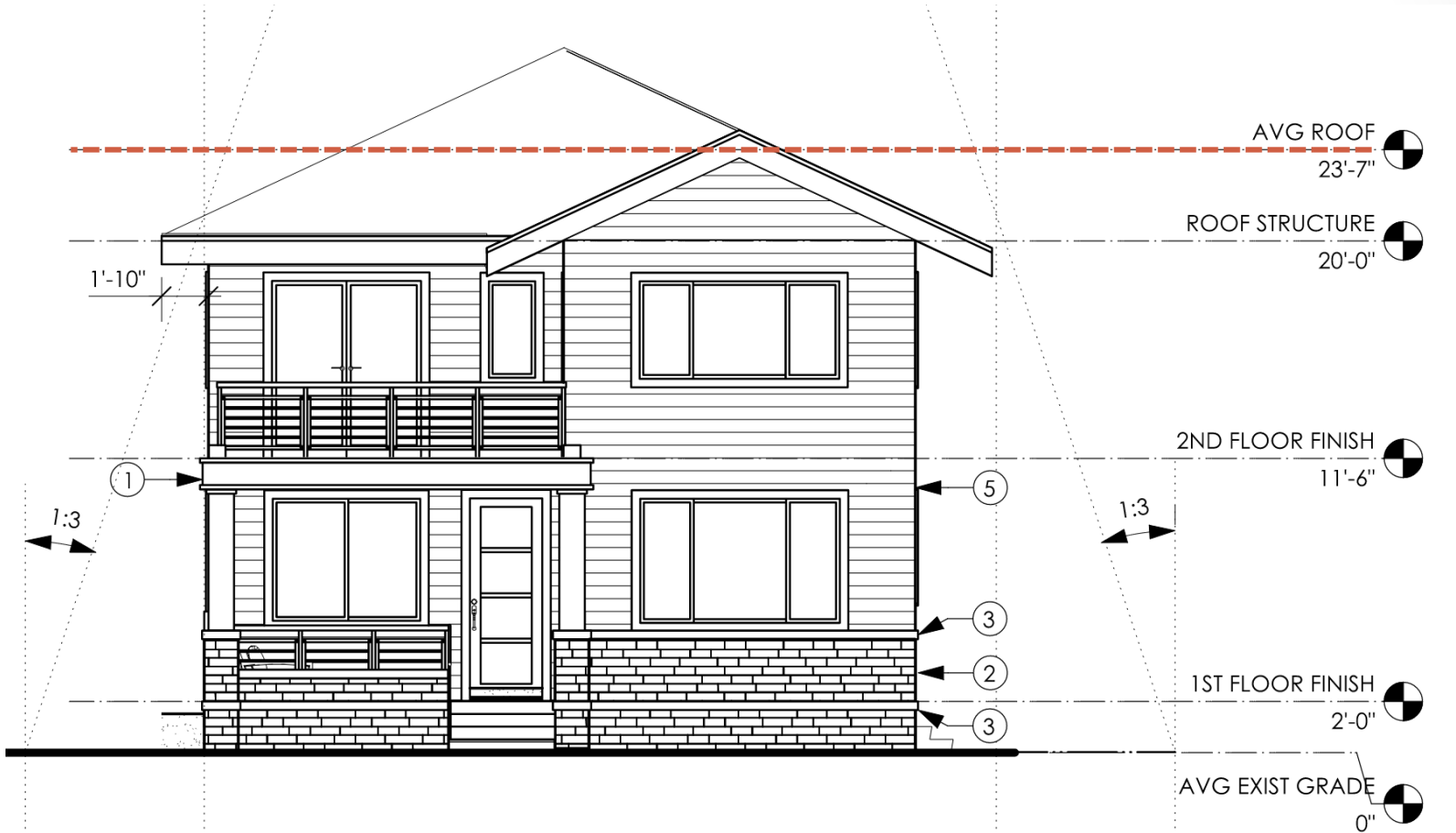
Substandard Lot

- 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 Site Plan



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

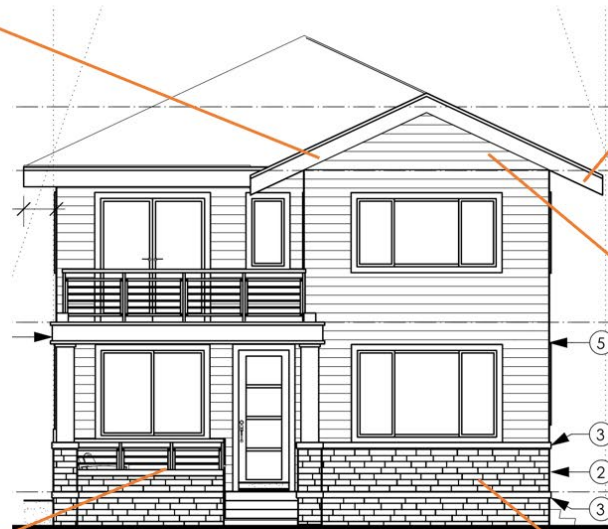


Dominant roof pitch on main building
(2404 Terrett Ave.)

Wide eave overhangs
(2400 Terrett Ave.)



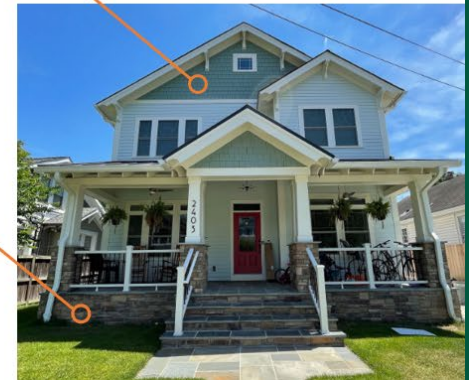
Brick/stone base with panel to roof
(2403 Terrett Ave.)



2406 Terrett Ave.



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



Design

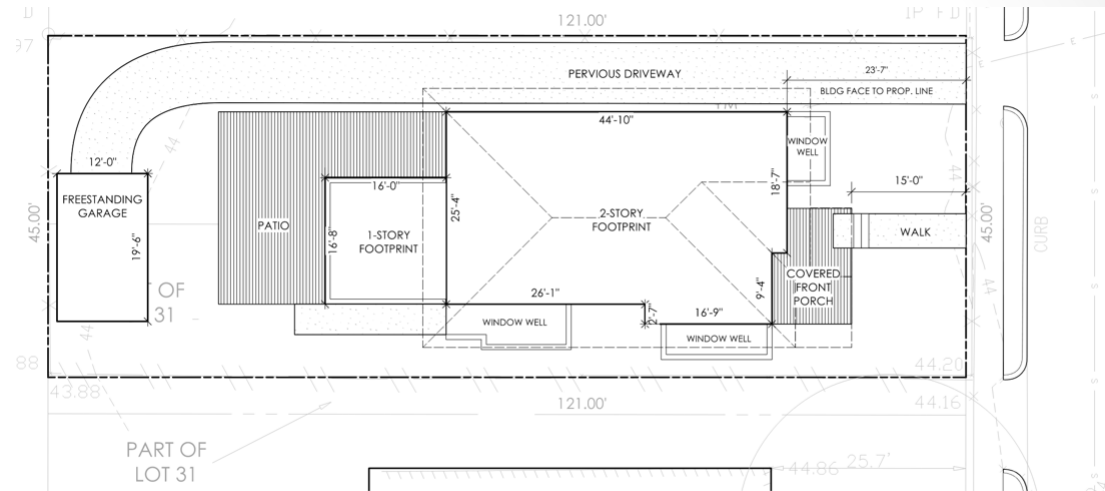


Original Proposal

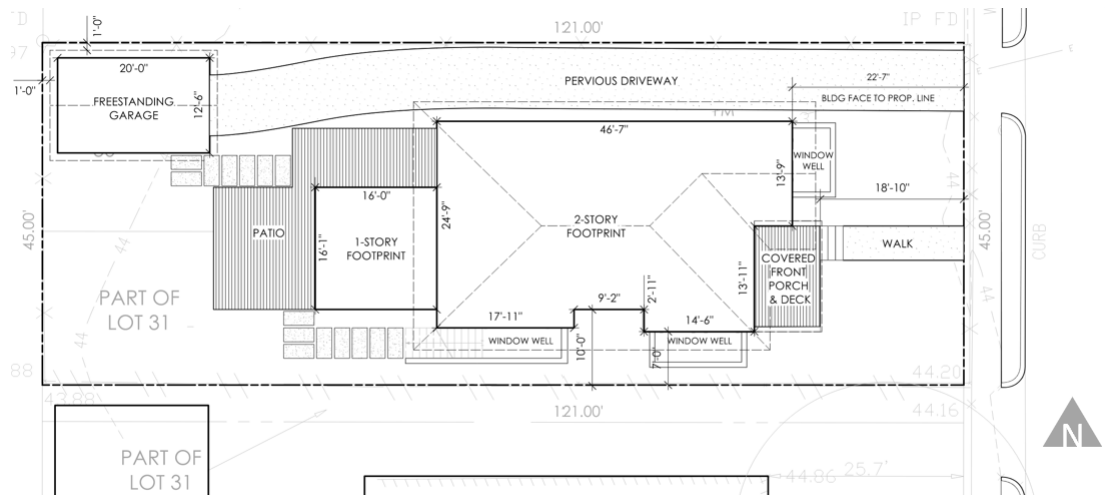


Revised Proposal

Additional Considerations



Original Site Plan

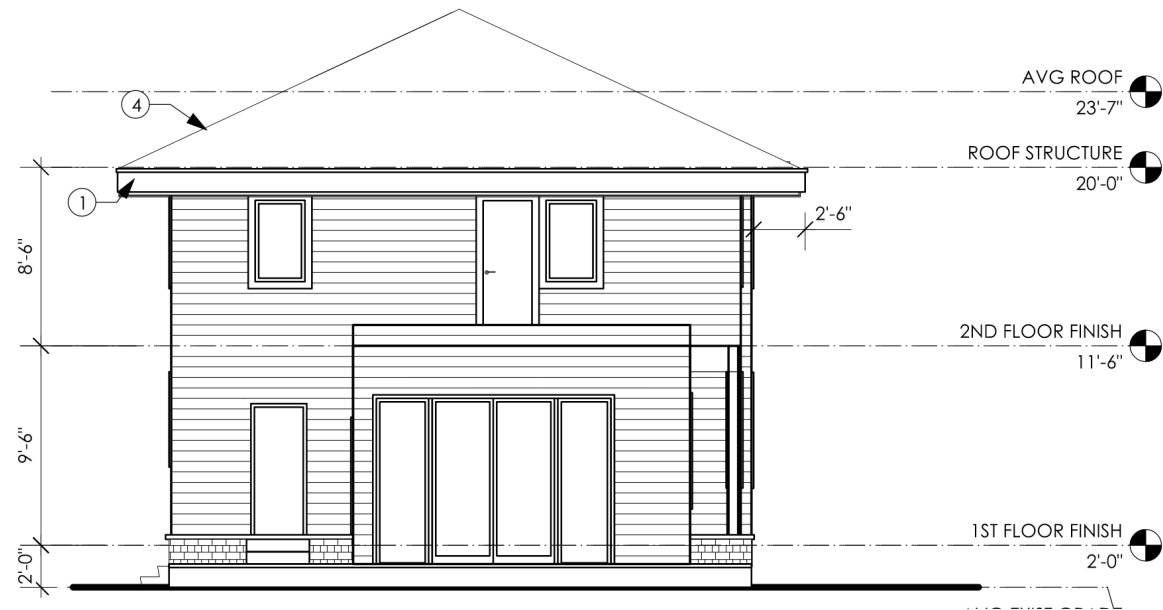


Revised Site Plan

Planning Commission Recommends Approval

Additional Information

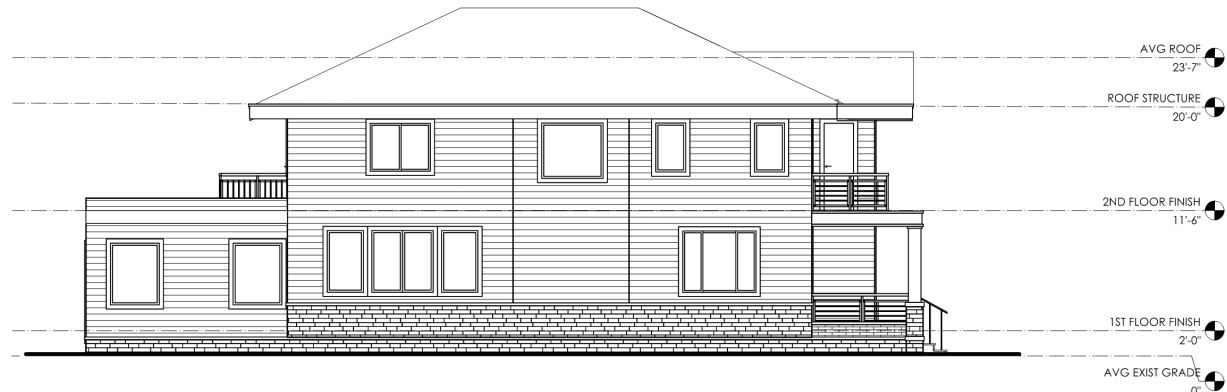
*West Elevation
(Rear)*



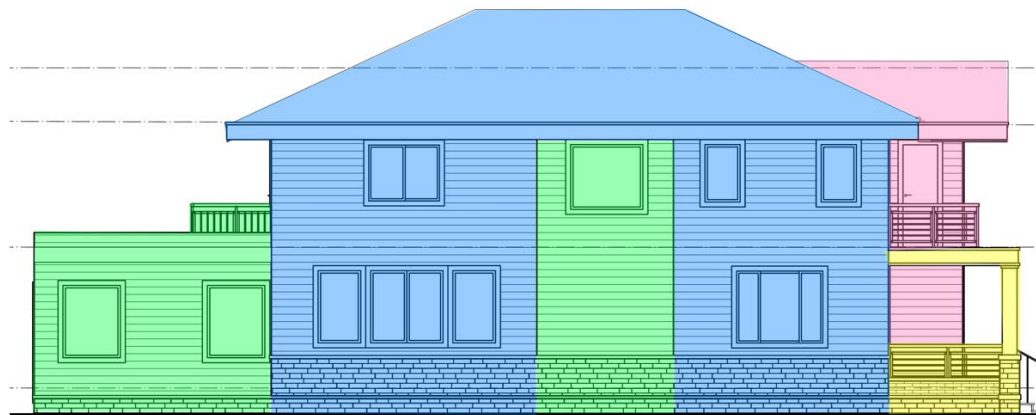
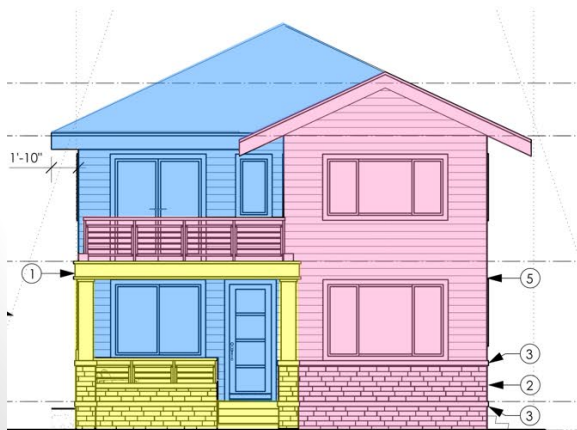
North Elevation



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.