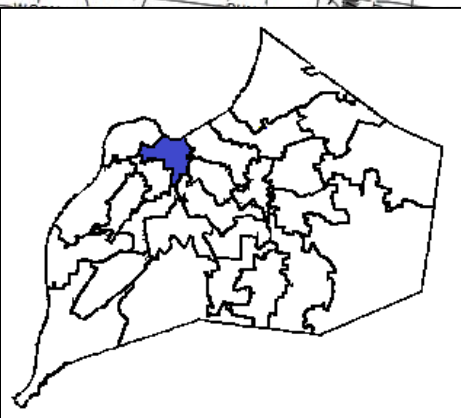
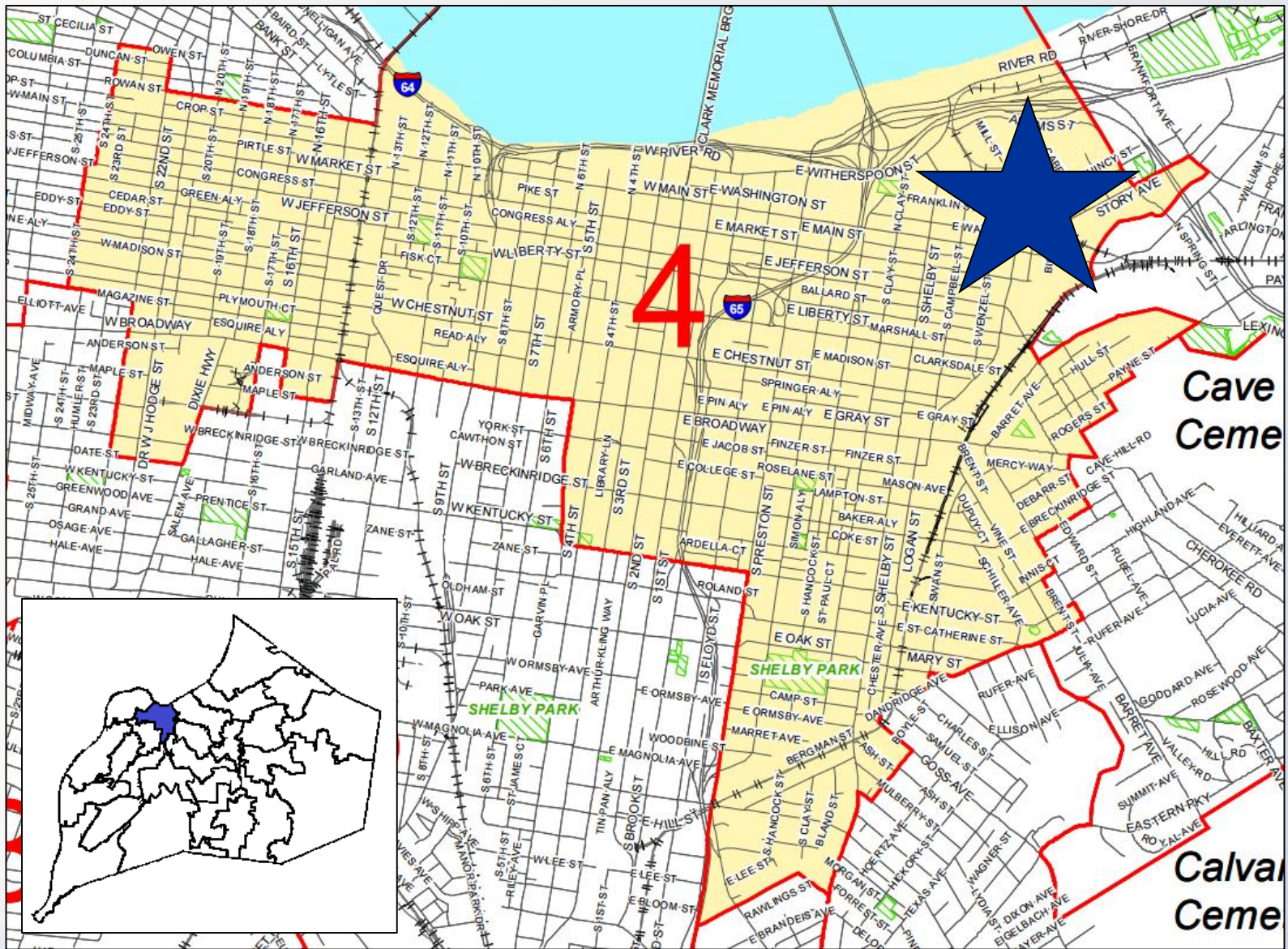
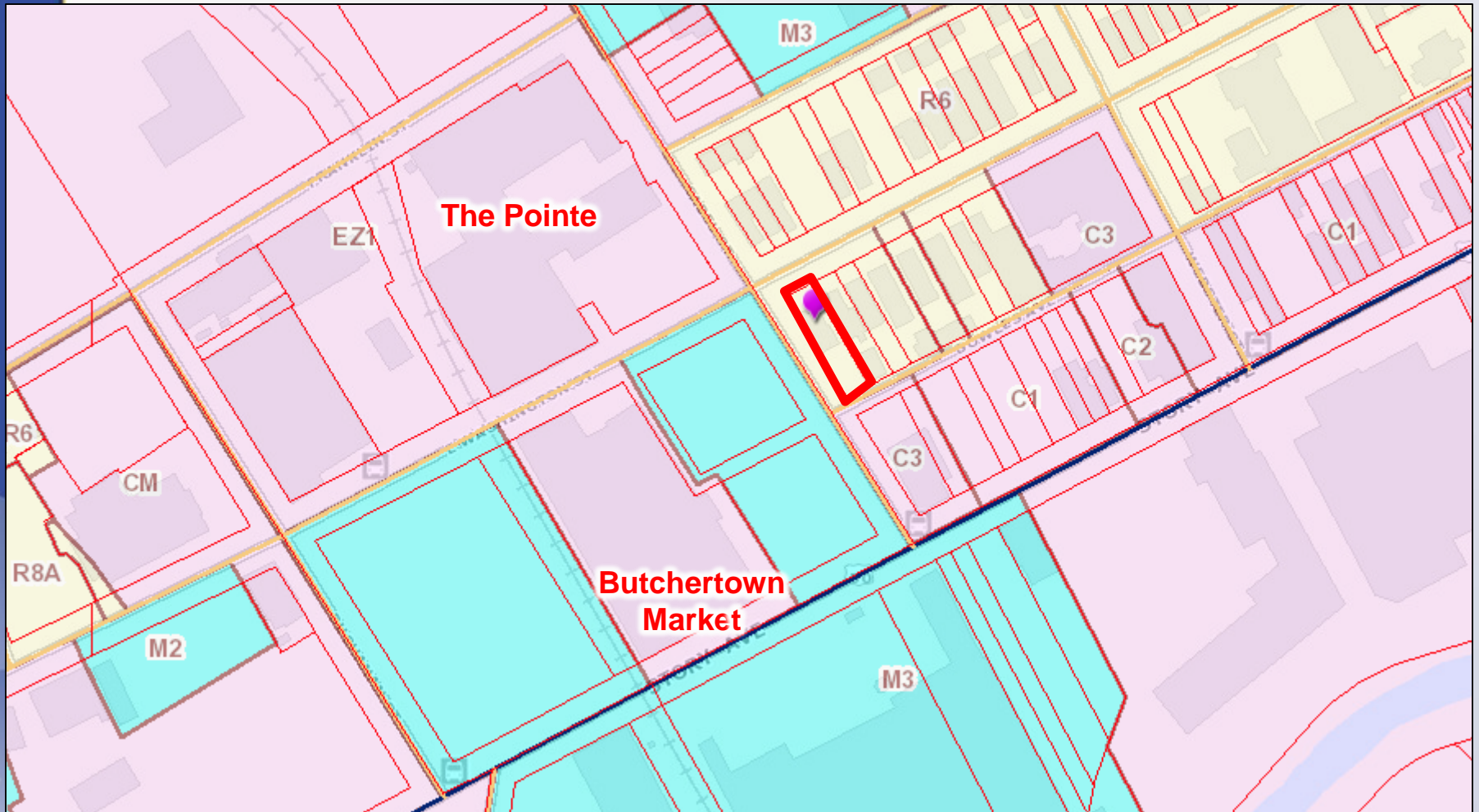


20-ZONE-0017
E. WASHINGTON STREET
CARRIAGE HOUSE



Planning & Zoning Committee
August 11, 2020





Existing: R-6/TN
Proposed: C-1/TN



Existing: Residential
Proposed: Residential

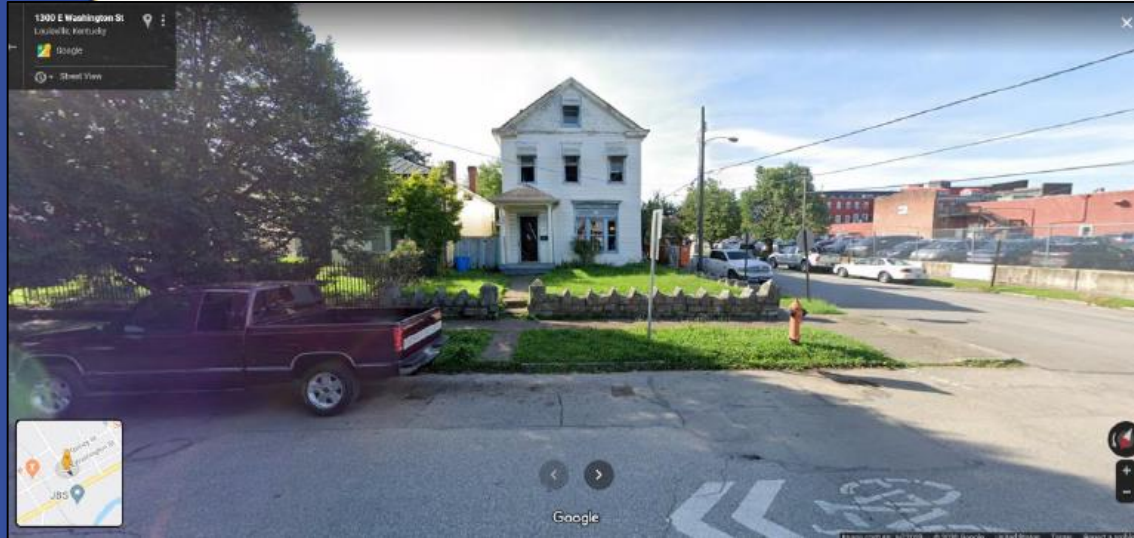
Requests

- Change-in-Zoning from R-6 to C-1 on 0.119 acre
- Variance from Table 5.2.2 to allow encroachment into the required street side yard setback (required 3 feet, requested 2 feet 10 inches, variance of 2 inches)
- Variance from 5.4.1.D.3 to allow reduction in required private yard area (required 20%, requested 9%, variance of 11%)
- Waiver from Table 10.2.3 to allow encroachment into required LBA by existing and proposed structures
- Detailed District Development Plan with Binding Elements

Case Summary

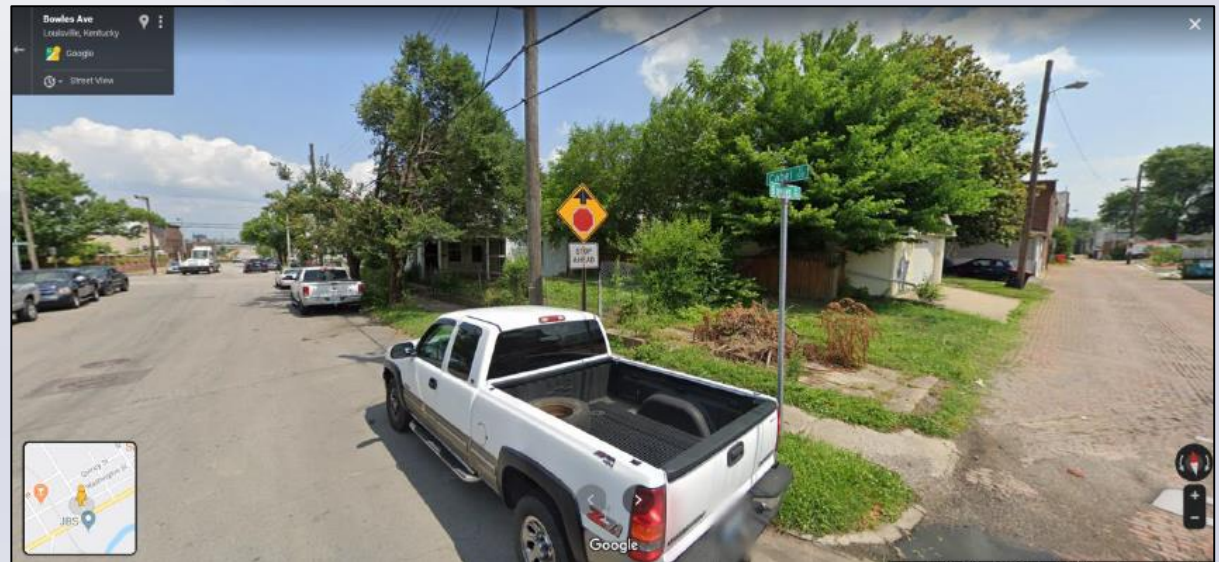
- Duplex
- Primary structure to remain a duplex, two additional units in proposed carriage house
- Long and short-term rentals

Site Photos



View from
E Washington Street

View from
Cabel Street

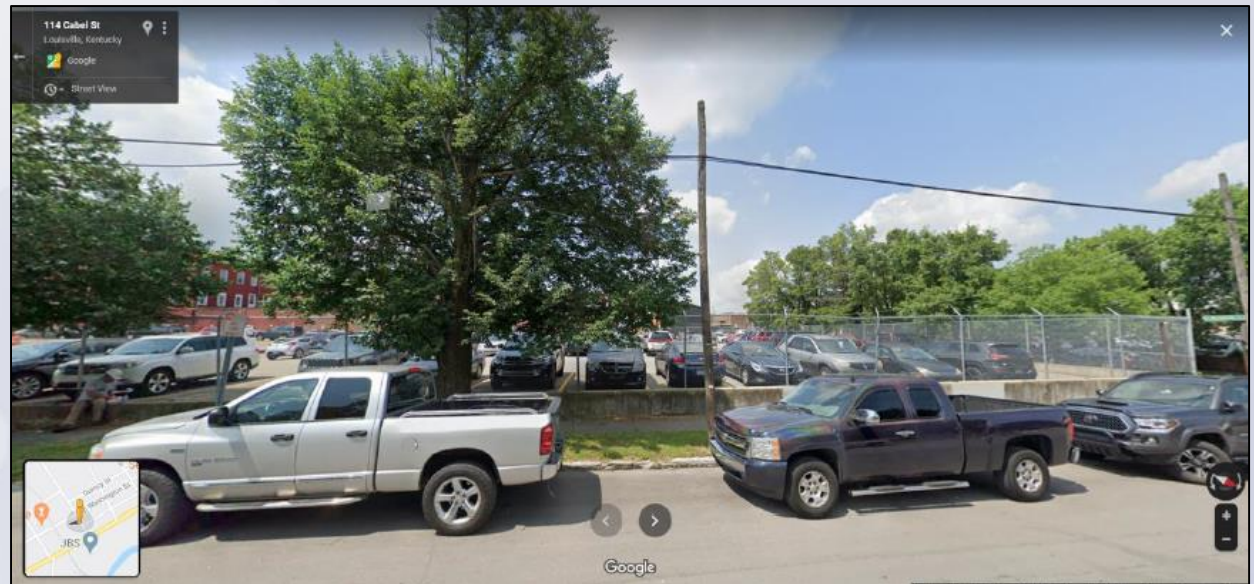


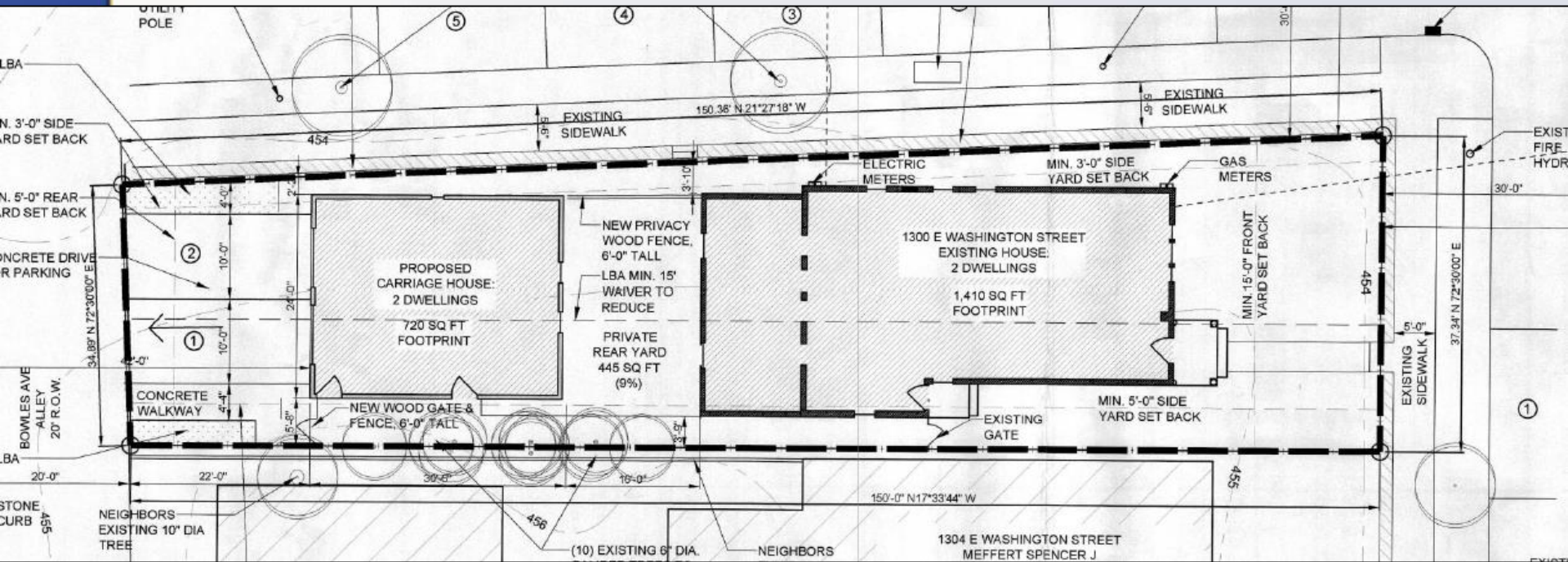
Site Photos



Properties Down
E Washington Street

Property Across
Cabel Street





Elevations



A EAST ELEVATION
SCALE: 1/8" = 1'-0"



B CARRIAGE HOUSE NORTH ELEVATION
SCALE: 1/8" = 1'-0"



C CARRIAGE HOUSE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Public Meetings

- Neighborhood Meeting held on 12/3/2019
 - 3 people attended the meeting.
- LD&T meeting on 6/11/2020
- Planning Commission public hearing on 7/16/2020
 - One person spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-6 to C-1 passed by a vote of 8-0 (one member was not present).