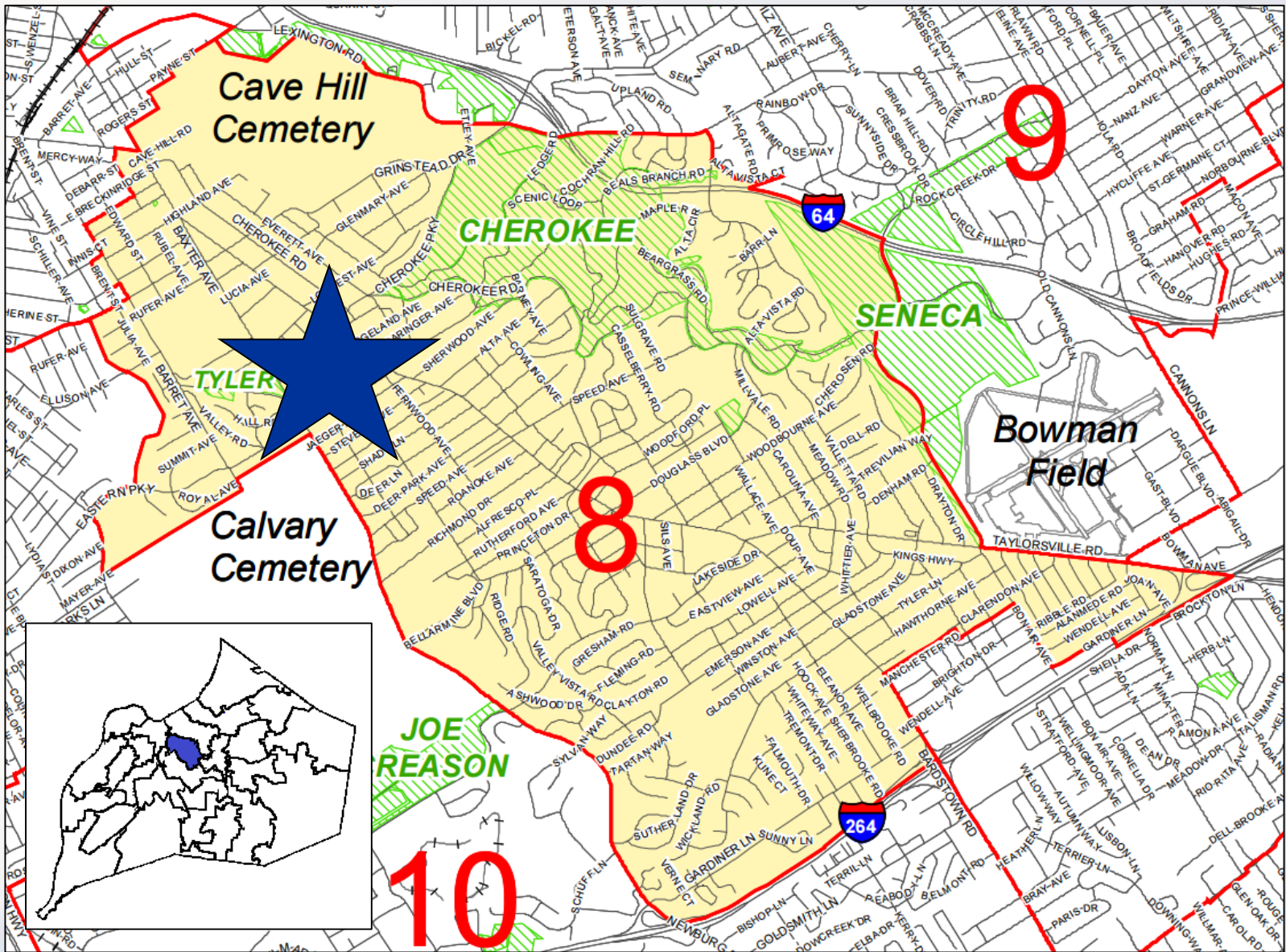


# 19-ZONE-0032

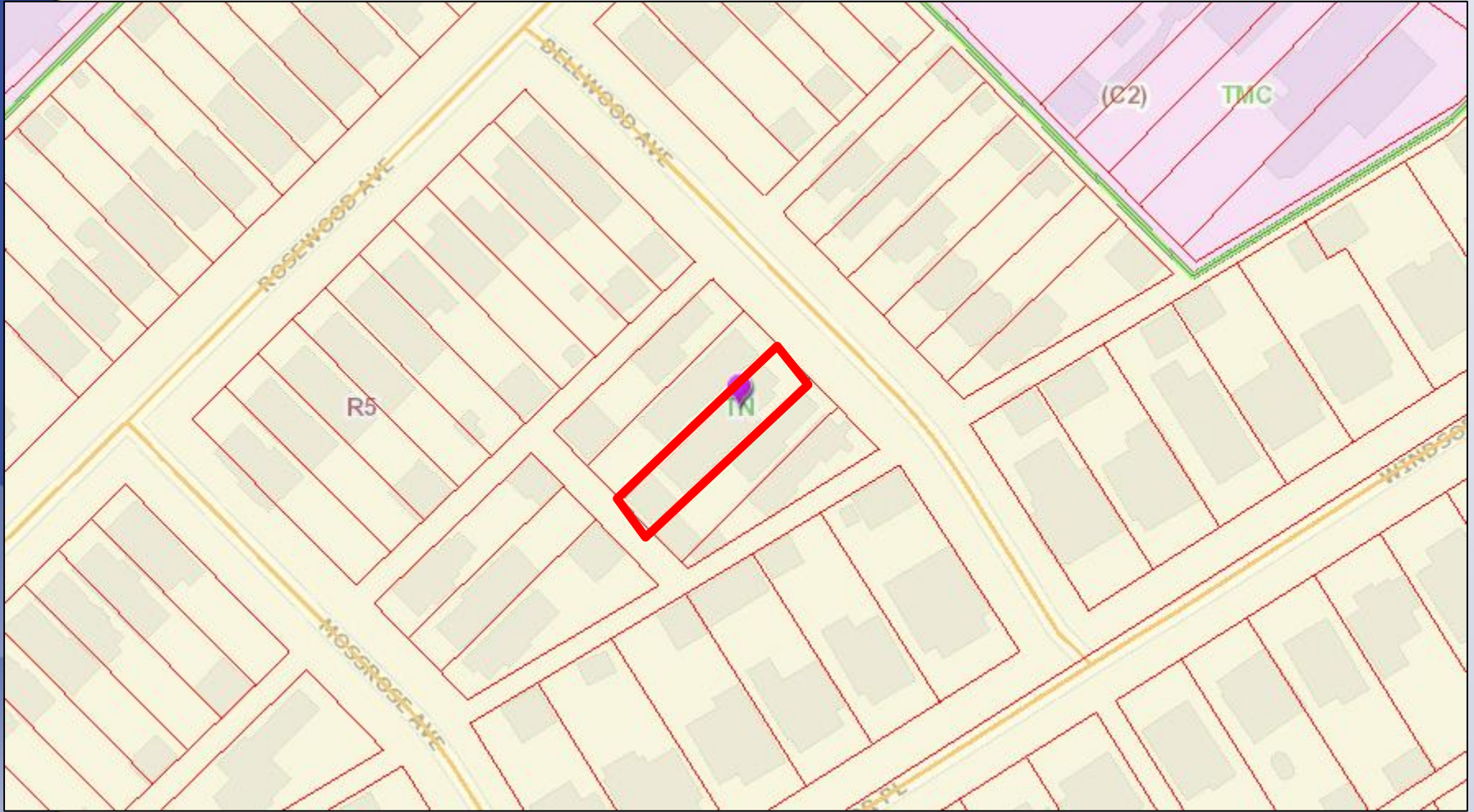
## ROOSEY DUPLEX



Planning & Zoning Committee  
July 28, 2020







Existing: R-5/TN  
Proposed: R-5B/TN





**Existing: Residential**  
**Proposed: Residential**

# Requests

- Change-in-Zoning from R-5 Single-Family to R-5B Two-Family
- Detailed District Development Plan

# Case Summary

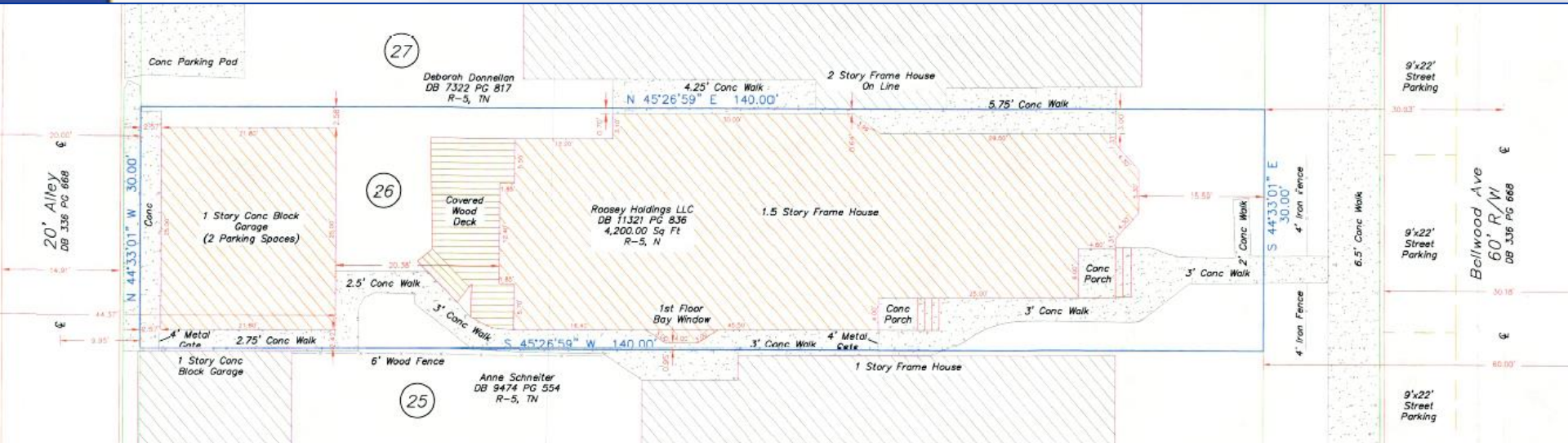
- 2 existing dwelling units
- No exterior improvements or increase in the size of the current structure



# Site Photo



# Applicant's Development Plan





# Technical Review

- The R-5B district allows for a maximum of two-units per lot.
- No improvements (increase in finished floor area) are proposed that create greater non-conformance with the existing or proposed FAR or alter the non-conforming aspects of the FAR on the subject site.
- Short-term rentals, such as AirB&B/VRBO, require a separate review and approval depending on the occupancy of each dwelling-unit where such use is proposed.

# Public Meetings

- Neighborhood Meeting held on 7/5/2019
  - 3 people attended the meeting.
- LD&T meeting on 2/27/2020
- Planning Commission public hearing on 6/18/2020
  - One person spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-5 to R-5B passed by a vote of 7-0 (two members were not present).