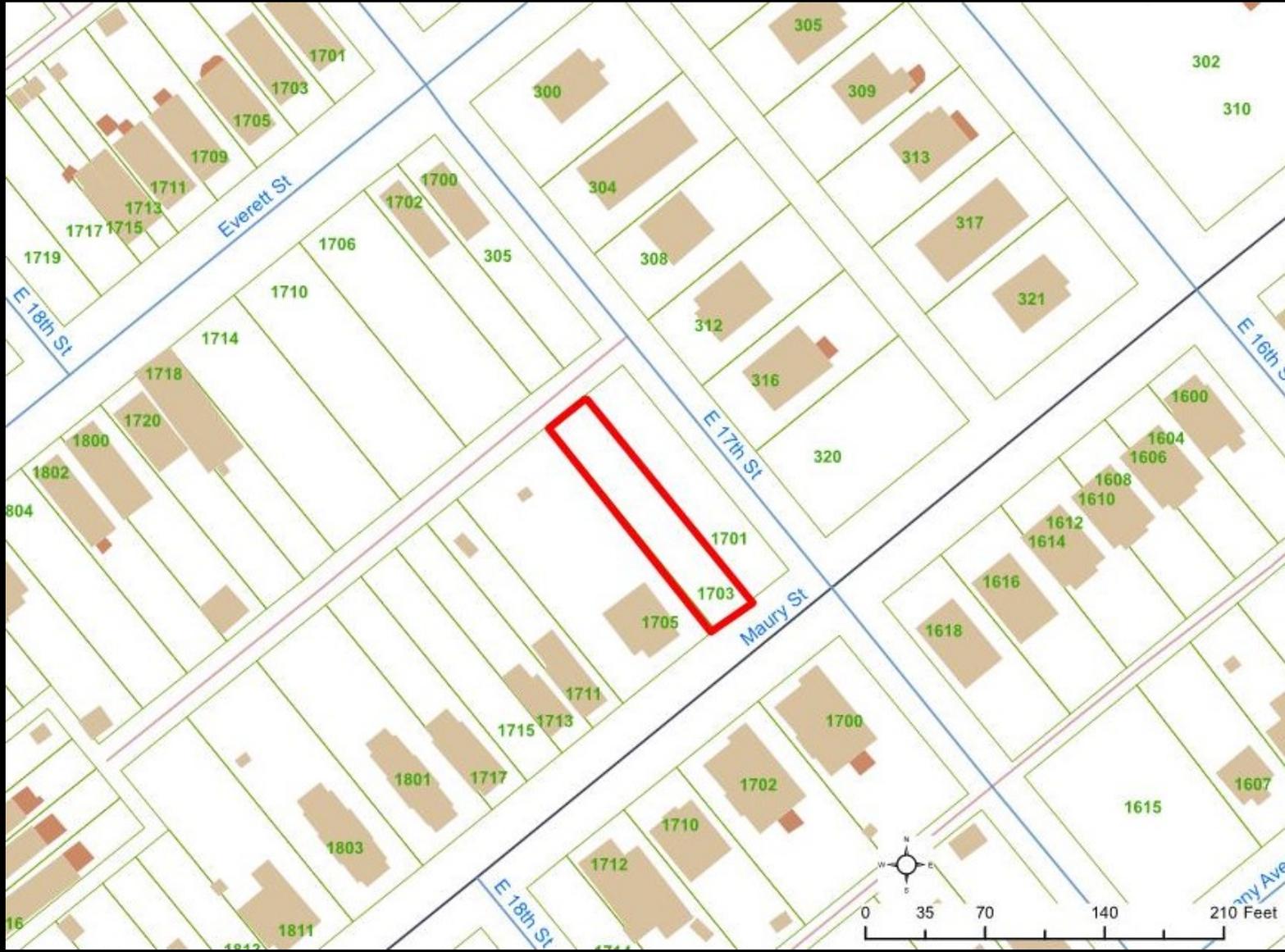




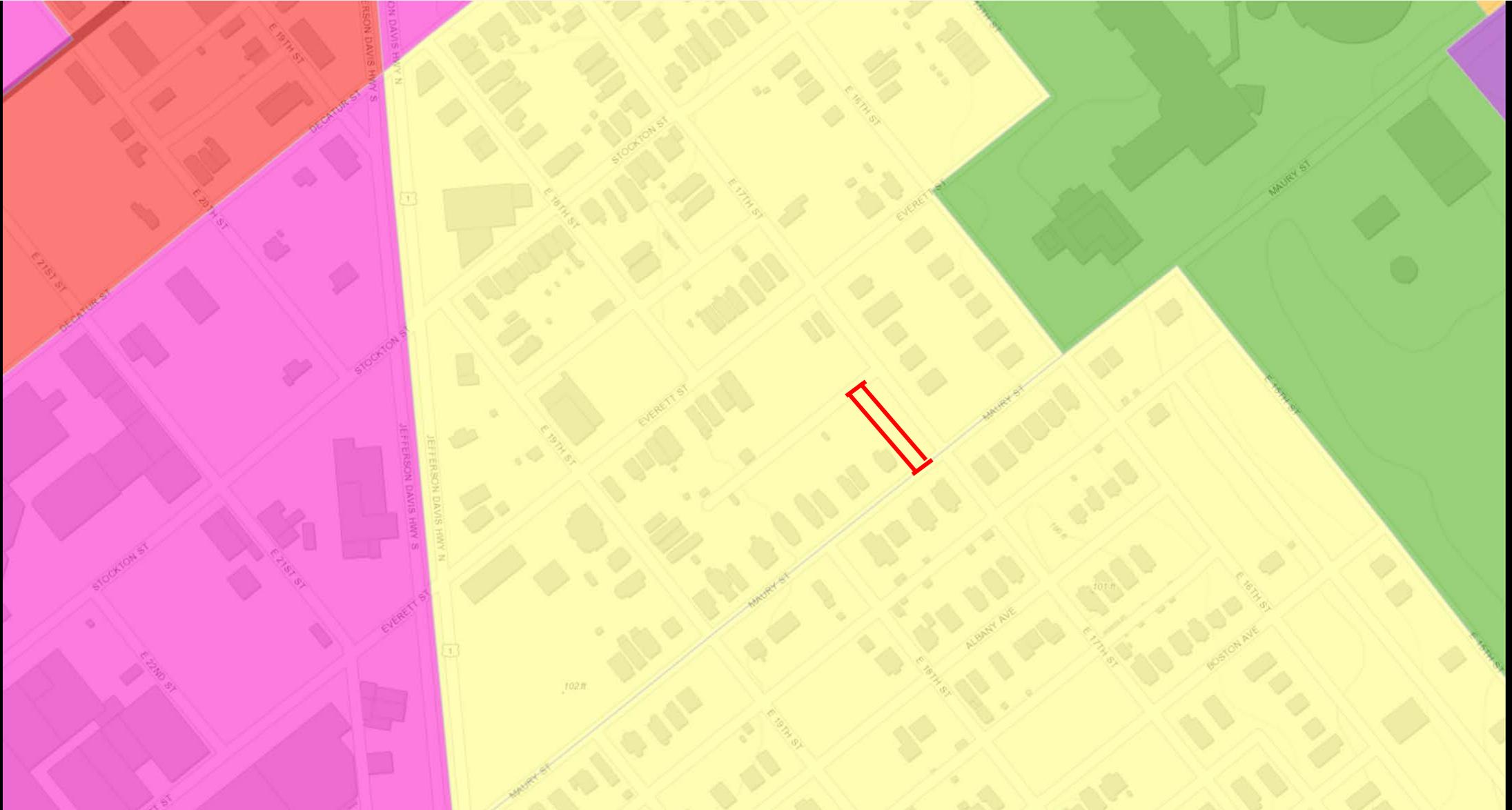


Current Zoning: R-7 Single-and Two Family Urban Res.





Master Plan: Single-Family Residential at Medium Densities





Proposal

To allow a two-family detached dwelling that does not meet the minimum lot area and lot width requirements of the zoning district.



Proposal

A two-family detached dwelling is allowed in the R-7 District if:

- The lot is at least 4,400 SF
- The lot width is at least 42 feet



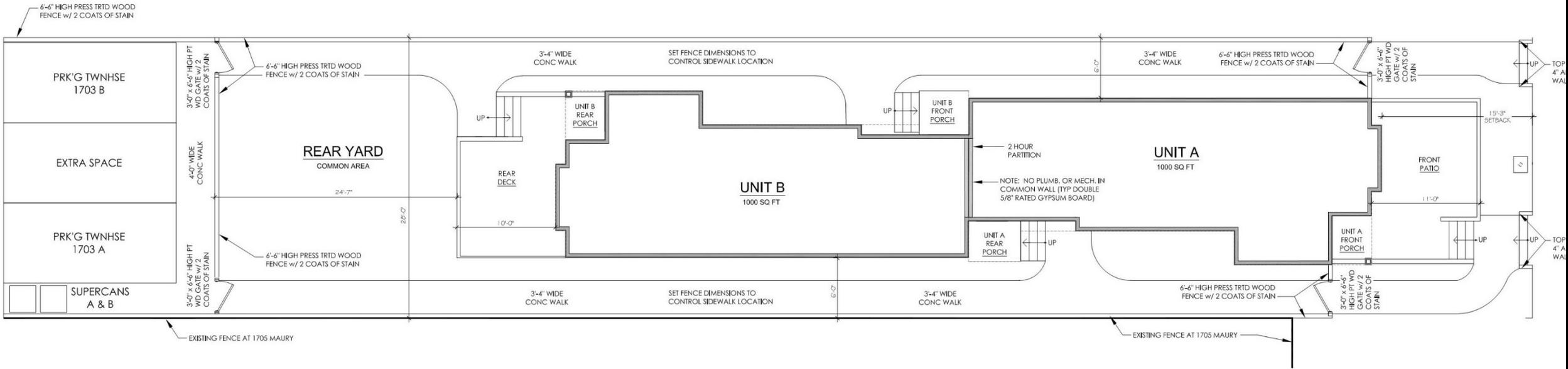
Proposal

The subject property has:

- 4,340 SF of land
- 28 linear feet of street frontage
- 155 feet of depth.



Proposal



1703 Maury - Site Layout
 SCALE: 3/16" = 1' - 0"





Staff Recommendation:

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met



Staff Recommendation:

Recommended Conditions:

- 1) Shall be a two-family attached dwelling
- 2) Three off-street parking spaces shall be provided
- 3) Height shall not exceed that as shown on the Plans.
- 4) Installation of a new sidewalk.
- 5) All building materials, elevations, setbacks, and site improvements, shall be substantially as shown on the Plans
- 6) All mechanical equipment serving the Property shall be located or screened



Site Picture



