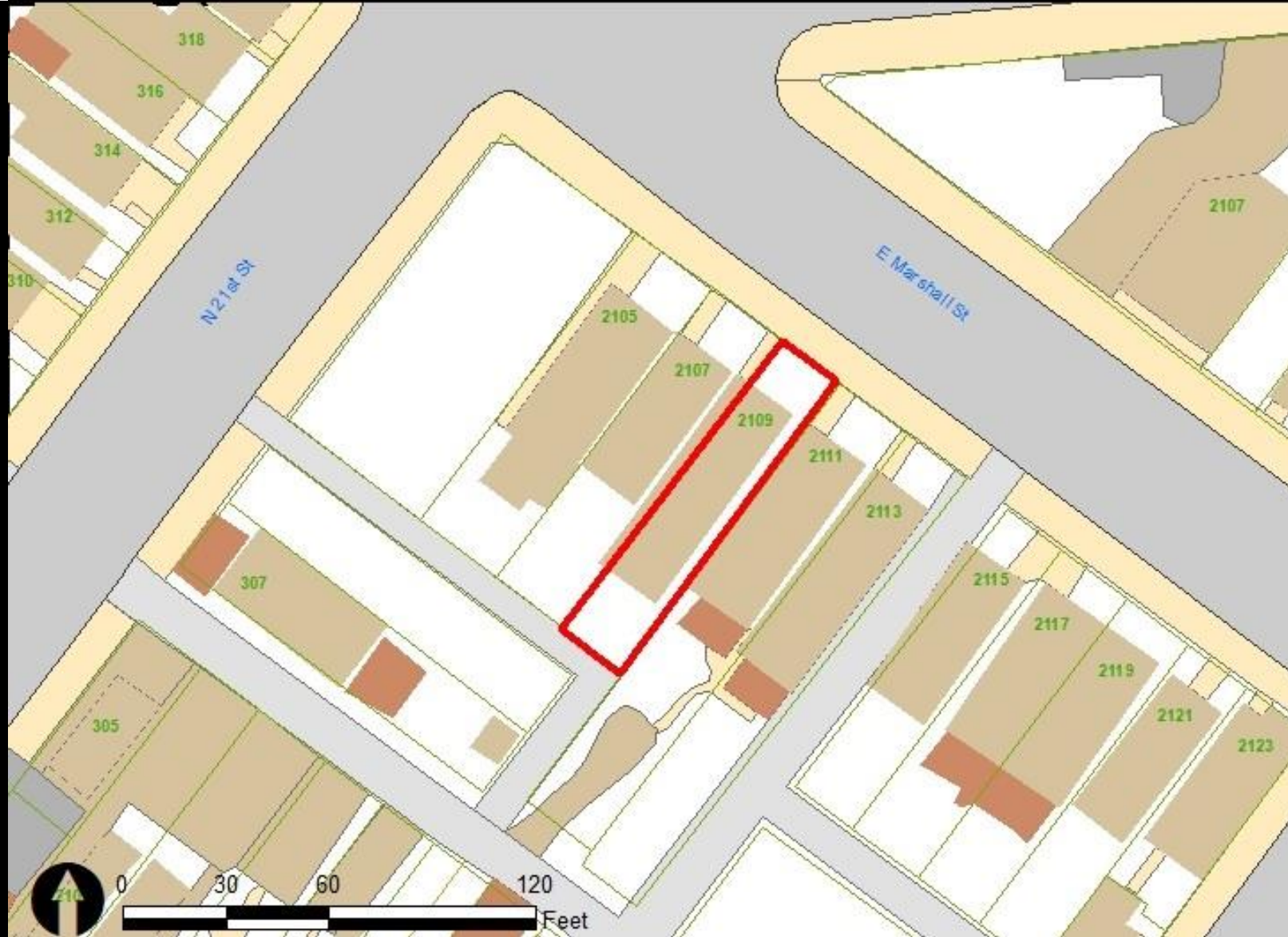






# 2109 E. Marshall Street – Special Use for a two-family detached dwelling



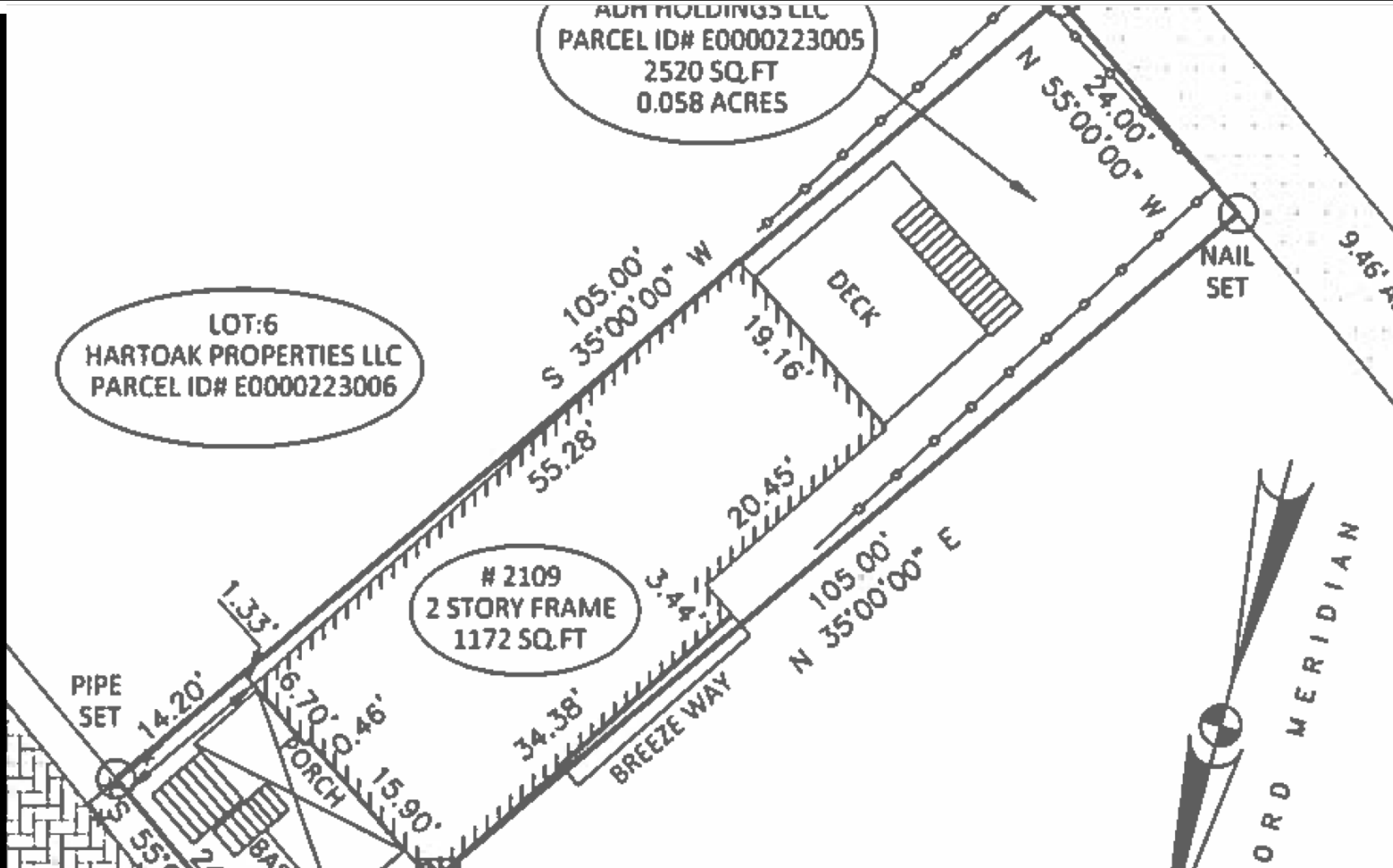


# Current Zoning: R-8 Urban Residential





# Proposal – convert single-family to two-family





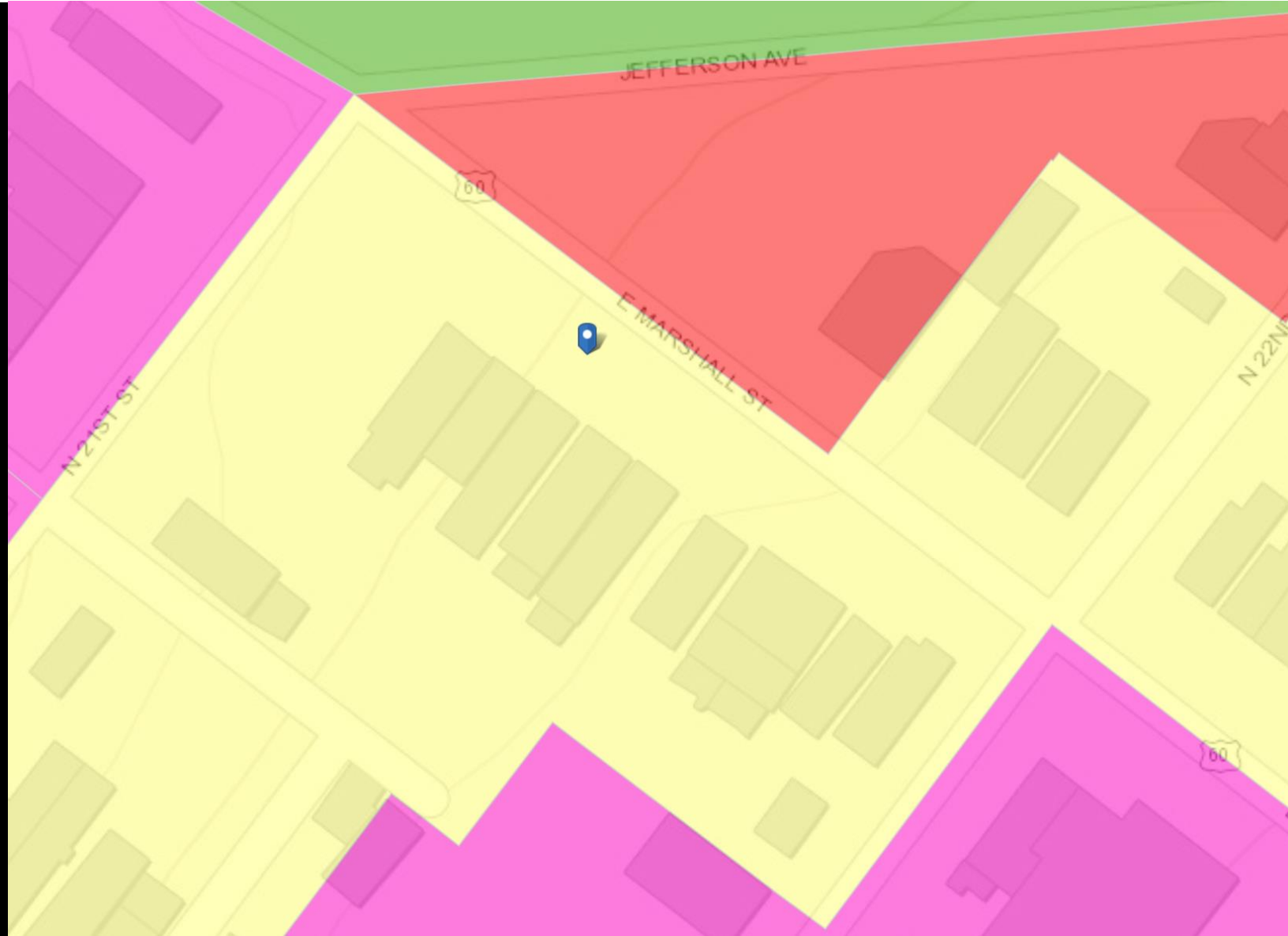
# Proposal

**The propose two-family detached dwelling is a permitted use in the R-8 Urban Residential District only if lot feature criteria are met.**

**Lot width and area are not met.**



# Master Plan: Single-Family Residential at Medium Densities





# **Summary and 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. Specifically:**

**Historically appropriate use.**

**Required off-street parking spaces provided**



## **Staff Recommended conditions:**

**The special use shall be a two-family detached dwelling**

**All building materials and elevation changes shall be approved  
by Commission of Architectural Review**

**Screen mechanical equipment**

**Two Off street parking spaces provided**







