

# CASE SUMMARY

APPLICATION TYPE: MIDDLE HOUSING



File Number: 6-B-24-MH                      Related File Number:  
Application Filed: 7/12/2024              Date of Revision:  
Applicant: SAMUEL RIYAD MDT CONSTRUCTION

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 94 B G 002                      Jurisdiction: City  
Size of Tract:  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:    Density:  
Planning Sector:                                      Plan Designation: TDR (Traditional Neighborhood Residential)  
Growth Policy Plan:  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1338 Beaumont Ave.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

- The property is zoned RN-2 within the TDR land use area. The lot width is 80', with an alley/secondary access to the property. The proposed fourplex is a permitted MH type.
- The building is 45' wide by 60' deep, which meets the maximum width and depth for a fourplex.
- The building is two stories tall, which is within the maximum height requirement of 2.5 stories.
- The proposed building meets the 15' minimum rear setback requirement. The proposed 17.5' side setbacks conform to the 10' minimum corner side setback and 5' minimum interior side setback requirements.
- The building is oriented with the front elevations facing Beaumont Avenue, with ground level entrances oriented towards the street.
- The front elevation contains a stoop and 25% minimum brick masonry to partially satisfy 4.6.E.4.c.
- The 60' wide side elevations incorporate projecting porches to satisfy 4.6.E.4.b.
- No parking spaces are required as the property is within a quarter mile of a transit route. Four parking spaces are proposed in the rear yard.
- The roofline is steep, with a roof pitch of 9/12.
- No administrative variations are requested or granted in the application.

Comments:

Two-storied fourplex measuring 45' wide by 60' deep oriented with the front elevation facing Beaumont Avenue, with ground level entrances oriented towards the street. Rear-accessed parking area extending off public alley.

Action: Approved

Meeting Date: 7/1/2024

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: