

# CASE SUMMARY

APPLICATION TYPE: MIDDLE HOUSING



**File Number:** 7-E-24-MH                      **Related File Number:**  
**Application Filed:** 5/14/2024                      **Date of Revision:**  
**Applicant:** R. BENTLEY MARLOW MARLOW BUILDERS, INC. / MARLOW PROPERTIES, L

## PROPERTY INFORMATION

**General Location:**  
**Other Parcel Info.:**  
**Tax ID Number:** 94 F Q 019                      **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:** 1210 Callaway St.  
**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: Lindsay Crockett

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

- The property is zoned RN-2 within the TDR land use area. The lot width is 32', with no alley/secondary access to the property. Due to Article 17.3.B, the proposed duplex (side-by-side) is a permitted MH type on a non-conforming lot of record; the development must meet all applicable dimensional and design regulations of the district with the exception of the lot width requirement that renders it non-conforming.
- The building is 22' wide by 65' deep. The building depth exceeds the maximum building depth in Table 4-4 but received a variance in July 2024 (BZA-24-0043).
- The building is one story tall, which is within the maximum height requirement of two stories.
- The proposed front setback is shown at 10', which meets the front setback requirement of the average of the blockface, plus or minus five feet, in no case less than 10'. The average front setback of the block is 7.6'.
- The proposed building meets the 15' minimum rear setback requirement. The site plan requests an administrative variation for 4' interior side setbacks.
- The building is oriented with one front elevation facing Callaway Street, with one ground level entrance oriented towards the street.
- No parking spaces are required as the property is within a quarter mile of a transit route. The site plan does not include parking.
- The roofline is steep, with a roof pitch of 12/12.
- A recess or projection in the building wall is required in the horizontal plane of any front or side elevation that exceeds a length of 50 feet. The application meets this requirement via a 19'-6" wide projecting massing, extending 1' from the structure.
- To satisfy Article 4.6.E.4.c, the application includes a stoop on the front façade, eave overhangs of at least 12", and window trim of at least 3.5". The exterior elevations also include exposed rafter tails on the side elevations, a decorative louvered vent on the gable fields, and siding variations in the gable field.
- Administrative variations: 4' interior side setbacks; a variation on design standards to incorporate a combination of exposed rafter tails, a decorative louvered vent on the gable fields, and siding variations in the gable field as satisfying the third design element as required in Article 4.6.E.4.c.

Comments:

One-story side-by-side duplex, measuring 22' by 65', with one ground-level entrance oriented towards Callaway Street. No parking provided.

Action: Approved

Meeting Date: 9/1/2024

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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**