

# CASE SUMMARY

APPLICATION TYPE: MIDDLE HOUSING



File Number: 7-F-24-MH                      Related File Number:  
Application Filed: 7/22/2024              Date of Revision:  
Applicant: FRANCO IRAKOZE DEFINITY INVESTMENTS LLC

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 81 E E 007                      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: 0 Cecil 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 50', with no alley. The proposed duplex (side-by-side) is a permitted MH type.
- The building is 37' wide by 54' deep, which meets the maximum width and depth for a duplex (side-by-side).
- The building is two stories tall, which is within the maximum height requirement of 2 stories.
- The proposed front setback is 20.8'. The average front setback of the block is 20.4'. Therefore, the proposed building meets the front setback requirement. The building also meets the minimum setback requirements for interior side (5'), corner side (8'), and rear (15').
- The building is oriented with the front elevations facing Cecil Avenue, with ground level entrances oriented towards the street.
- The front elevation contains a stoop, eave overhangs, and a recessed entry feature to partially satisfy 4.6.E.4.c.
- No parking spaces are required as the property is within a quarter mile of a transit route. Two parking spaces are proposed in the rear yard.
- The roofline is flat, featuring a parapet/band to serve as a building cap.
- No administrative variations are requested or granted in the application.

Comments:

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: