

TREPANIER



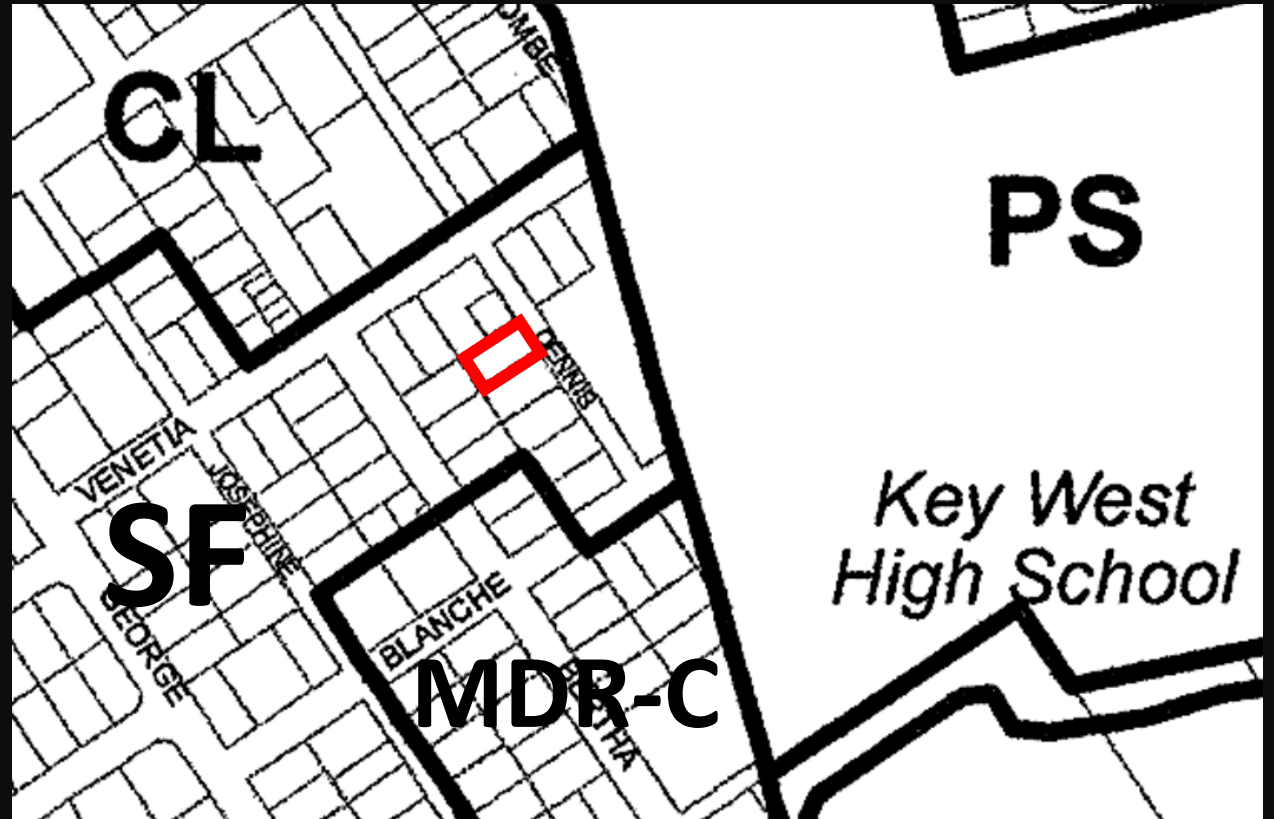
& ASSOCIATES INC

LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

# 1610-1612 Dennis Street

Two-Family Residence (“Duplex”) Conditional Use





Location:  
1610-1612 Dennis Street

Zoning district:  
SF (Single Family Residential)

# Conditional Use

## Existing:

Non-Complying Two-Family Residential Structure

## Proposed:

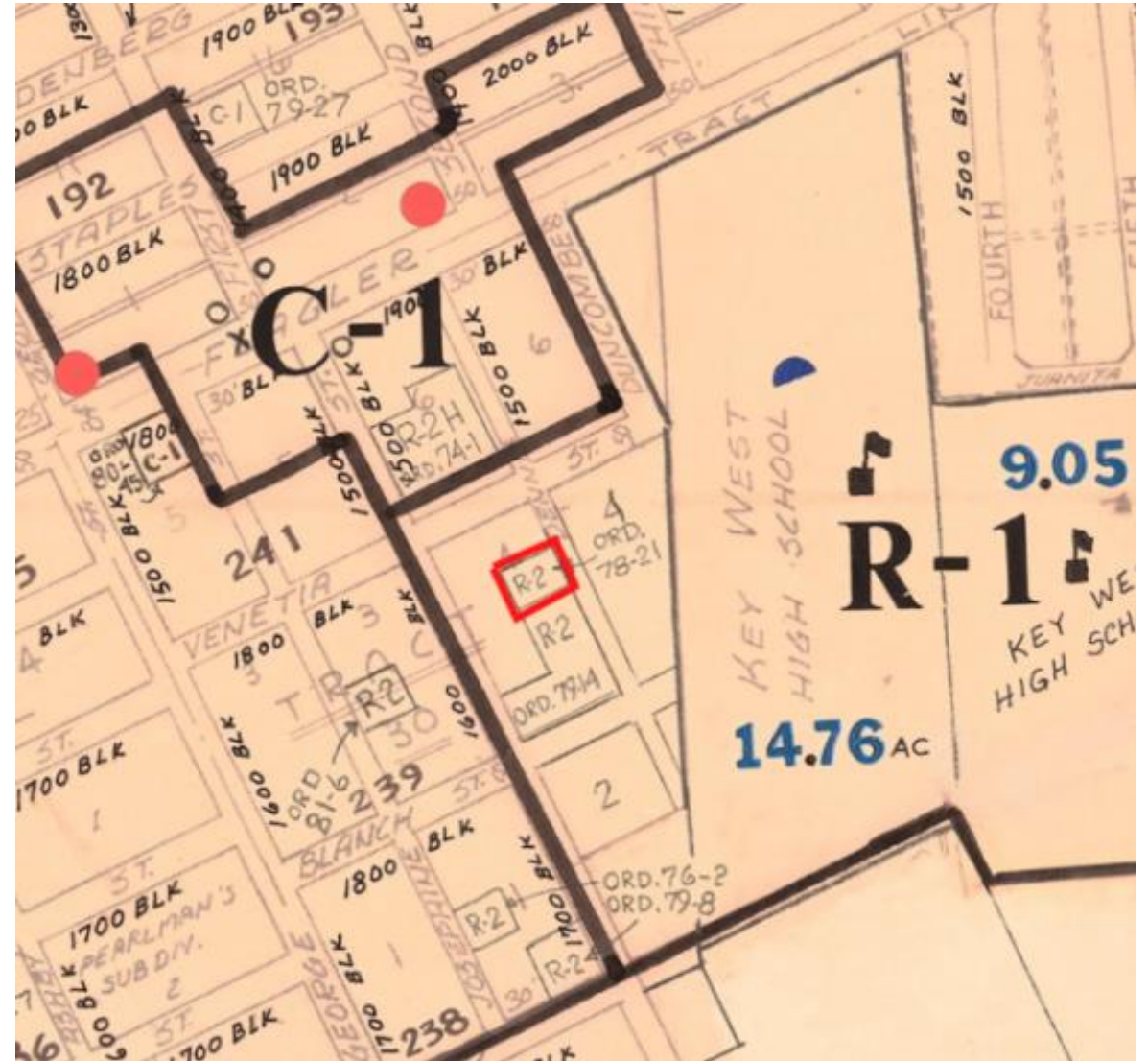
Fully Compliant Two-Family Residential Structure





# Background

- 1958 Structure Built
- 1978 Two-family permitted (Ord. No. 78-21, R-2 Zoning)
- 2018 Renovation of existing structure denied based on “Substantial Improvement”
- 2019 Planning Department Determines Conditional Use Required to build new
- 2020 Conditional Use Application Filed



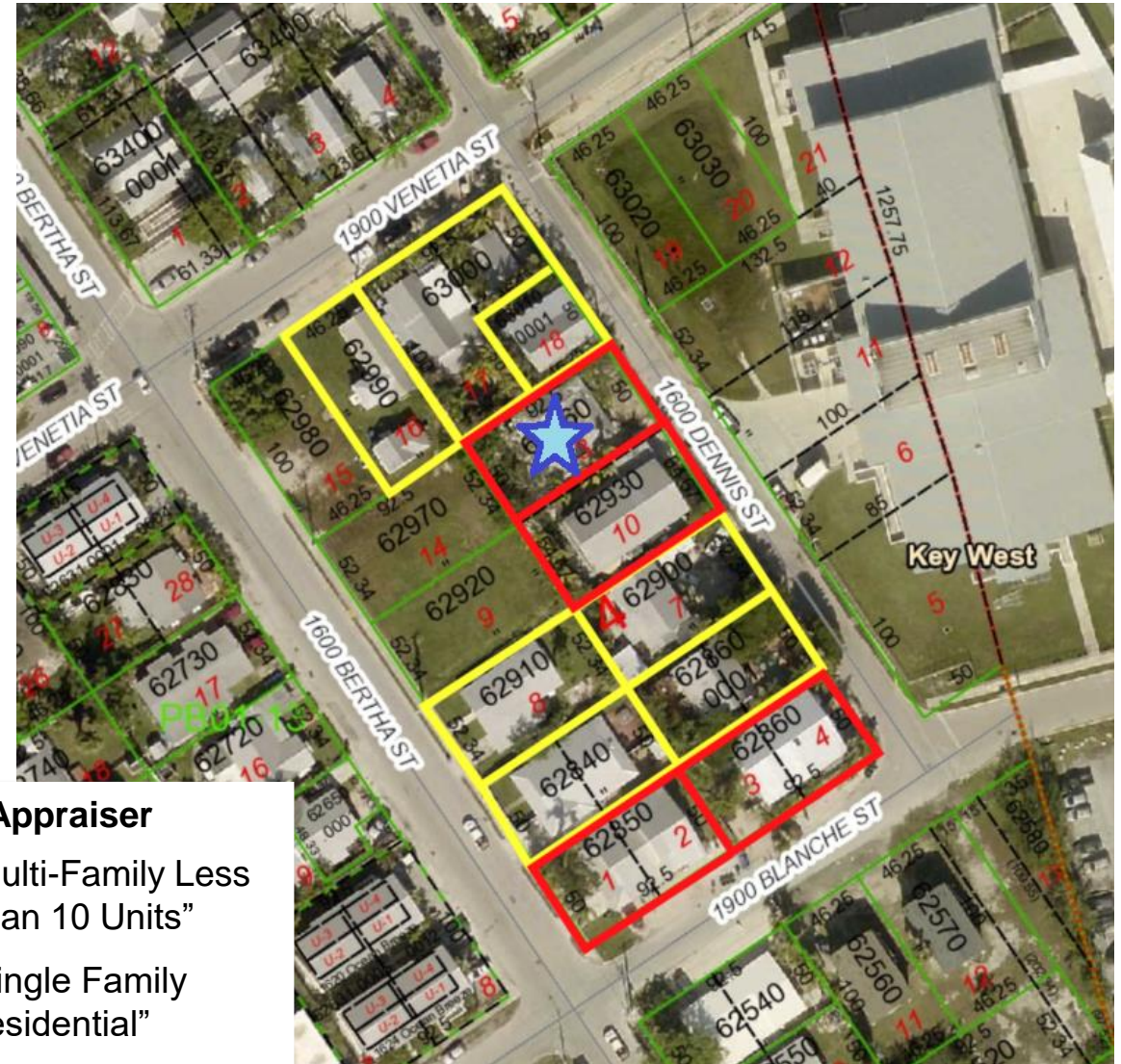
# Advantages

Compatible Location



Neighborhood Improvement

Eliminate Nonconformities :

- ✓ Impervious Surface
- ✓ Open Space
- ✓ Landscape
- ✓ Setbacks
- ✓ Flood Height
- ✓ Storm Water



## Property Appraiser

-  "Multi-Family Less Than 10 Units"
-  "Single Family Residential"

Accessed March 2, 2020.



# Lot Mitigation Plan

Existing Landscape  
Maintenance

New Landscaping

Stormwater Management

EXISTING TO REMAIN



Seagrape Tree\*  
Diam: +/- 1'-1";



Green Buttonwood Tree\*  
Diam: +/- 2'-3"



Strangler Fig Tree  
Diam: +/- 3'-4"



Seagrape Tree\*  
Diam: +/- 2'-3"

\*To be trimmed by certified arborist.

PROPOSED NEW PLANTS



2 Caliper Inch Approved Tree  
(Total of 5 new 2 caliper in. trees)



Shrub  
(Total of 4 new shrubs)



Canopy / Shade Approved Tree  
(Total 1 new canopy/shade tree)