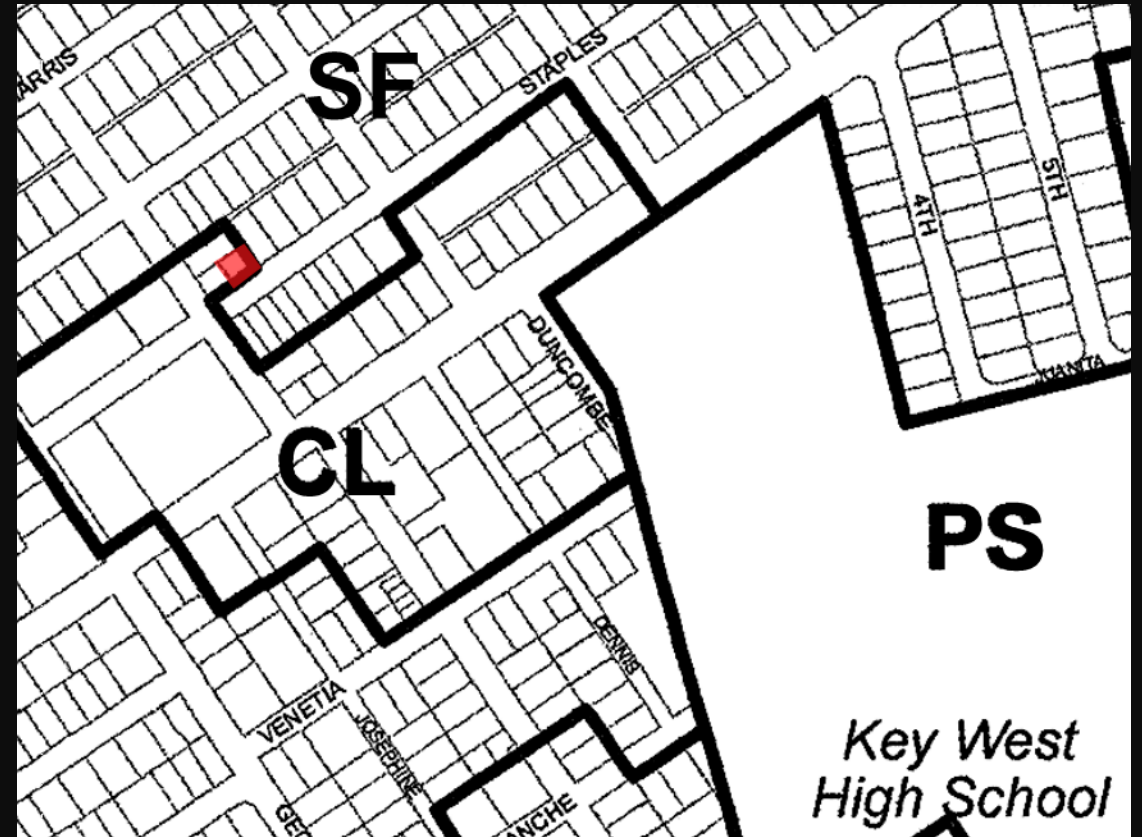
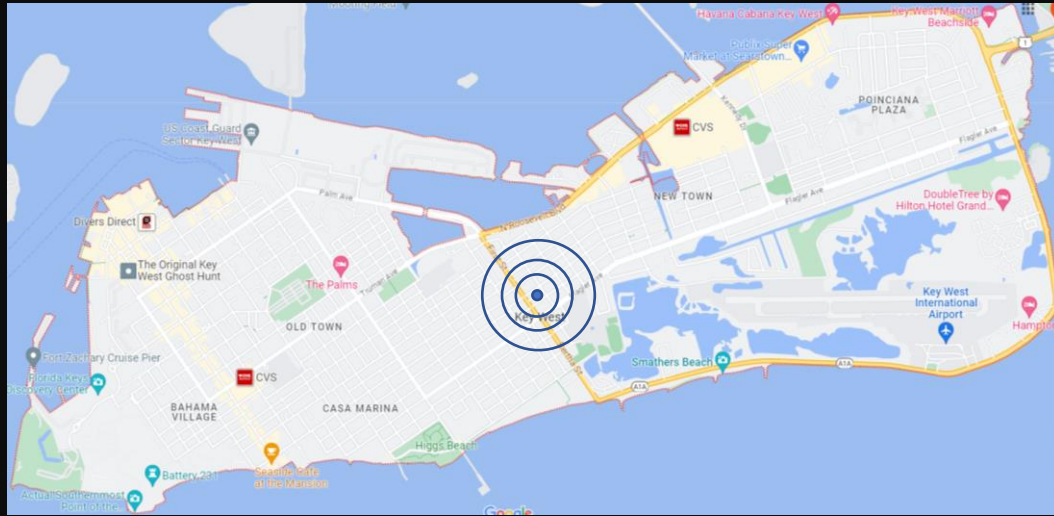


1905 Staples Avenue

Single-Family Home (roommate-style)
Conditional Use & Variance



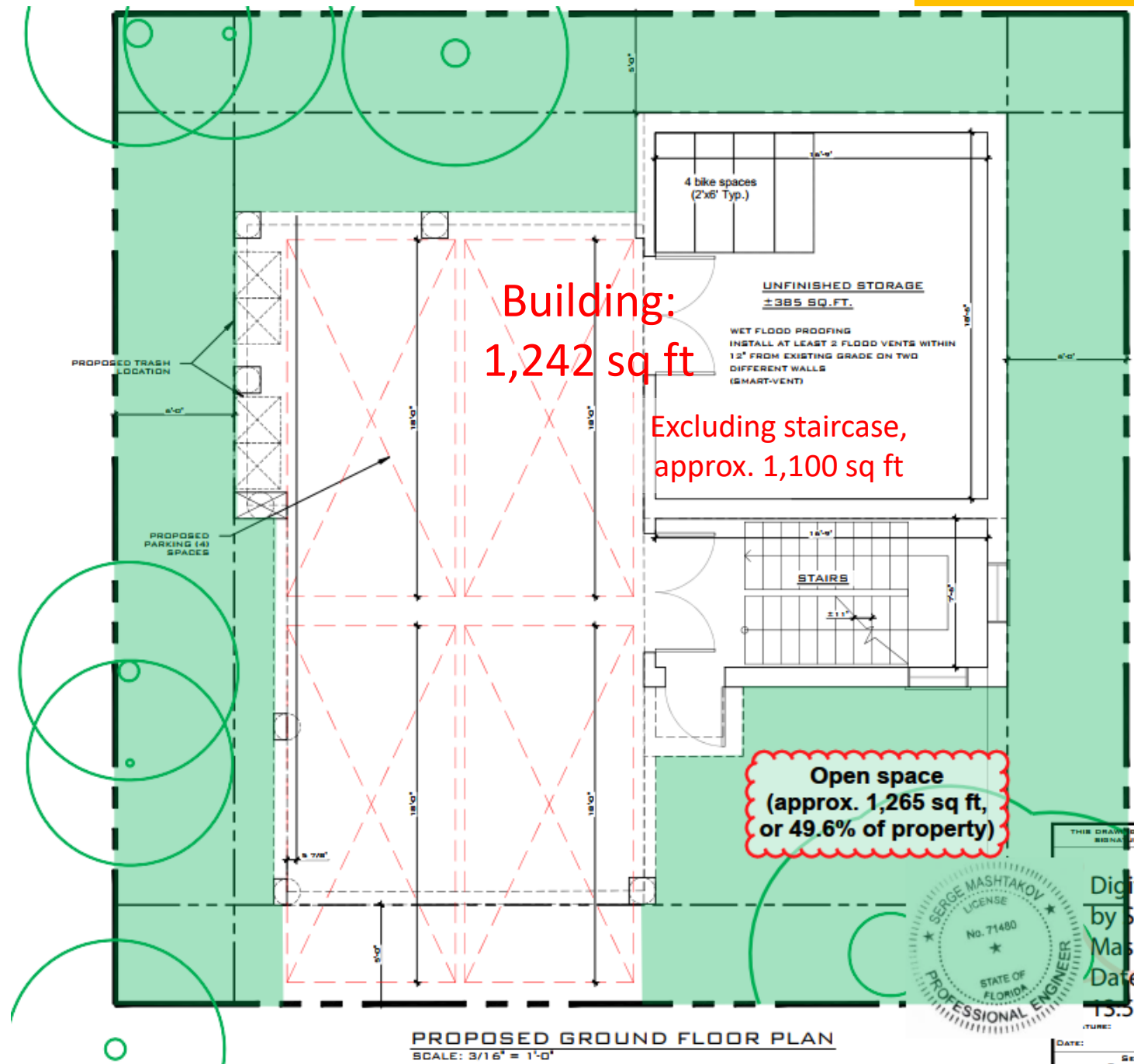


Location:
1905 Staples Avenue

Zoning district:
CL (Limited Commercial)

Proposed

- Single-Family (roommates) - *Complies*
- Open Space - *Complies*
- Landscaping - *Complies*
- Stormwater - *Complies*
- Impervious - *Complies*
- Parking (2 required, 4 proposed) - *Complies*
- Bike Parking (1 required, 4 proposed) - *Complies*
- Height - *Complies*
- Flood - *Complies*
- Landscaping:
 - Existing trees to remain - *Complies*
 - Adding more - *Complies*



Conditional Use

Existing:

Vacant Lot

Proposed:

Single-Family Home (roommate-style)



Variance

*Only design without variance:
1-Story. Commercial.*

Front Setback:

from 10 ft to 5 ft

Rear Setback:

from 10 ft to 5 ft

Side (East) Setback:

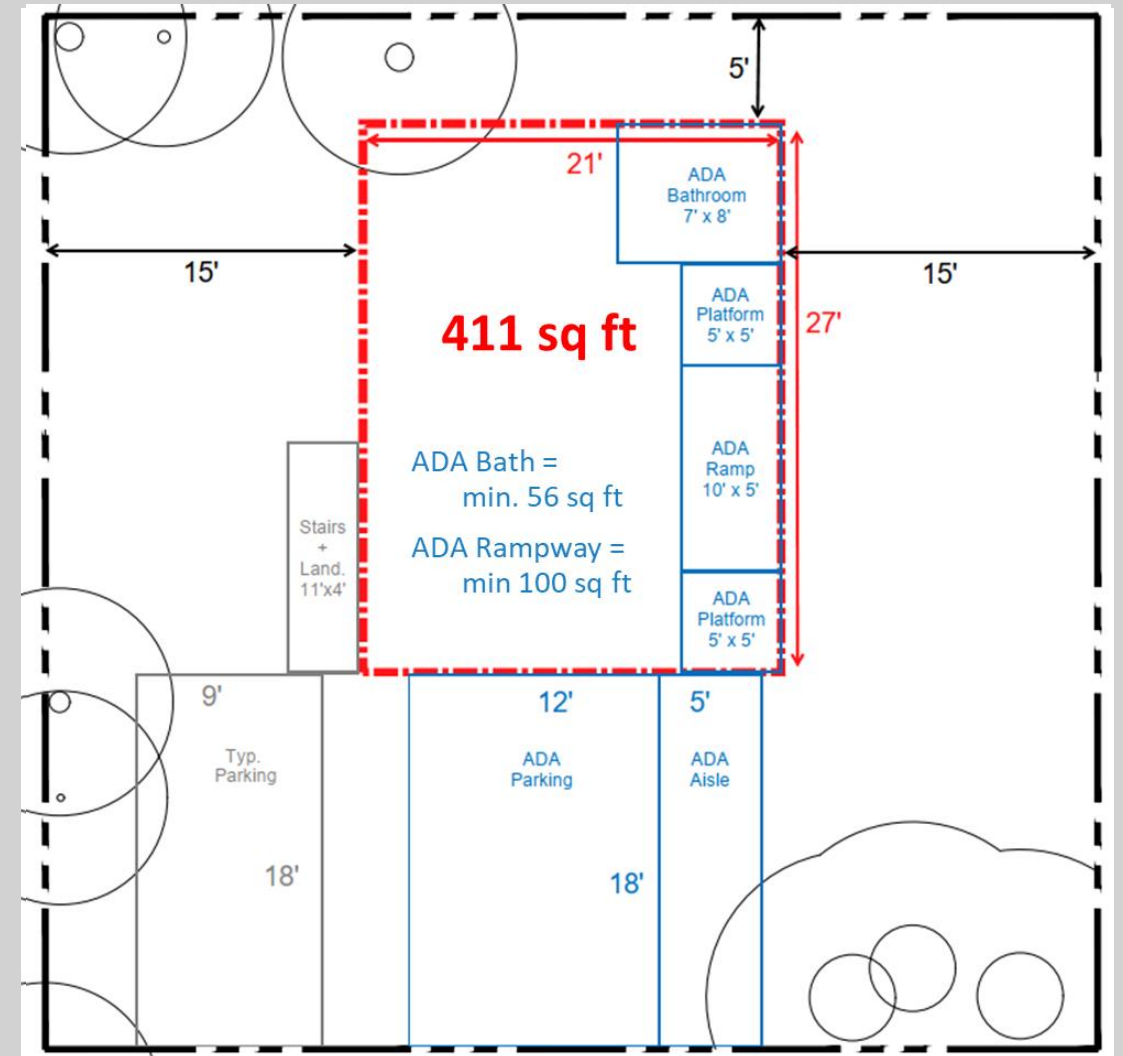
from 15 ft to 6 ft

Side (West) Setback:

from 15 ft to 6 ft

Building Coverage:

from 40% to 48.7%



Variance

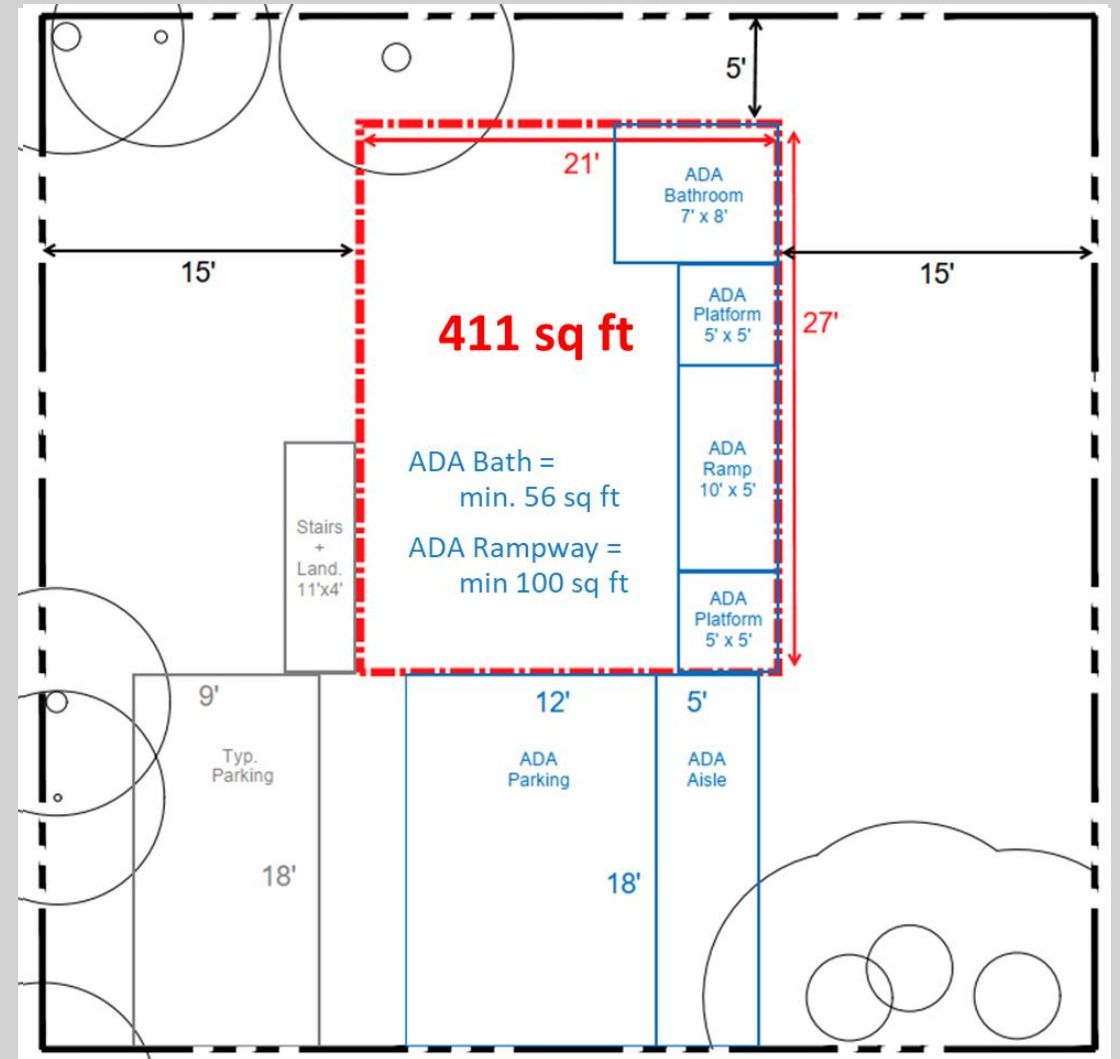
*Only design without variance:
1-Story. Commercial.*

Out of an abundance of caution,
variance for Existing Nonconforming
Lot added 3/17:

existing lot size = 2,550 sq ft

existing lot width = 51 ft

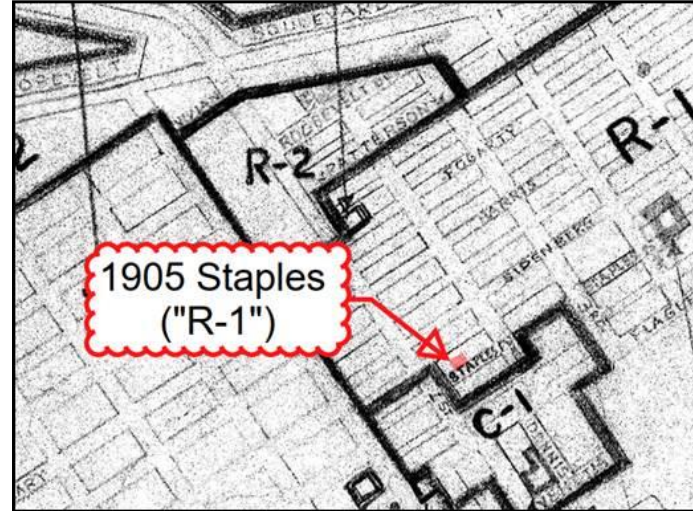
existing lot depth = 50 ft



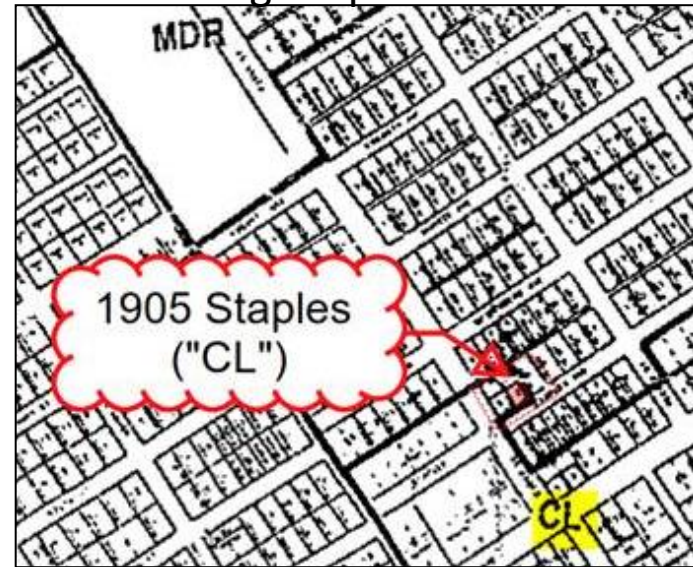
Timeline

- 1905 Plat - KW Realty Co
- 1972 Subdivision
- 1974 Zoning: R-1
- 1979 Zoning: C-1
- 1997 Zoning: CL
- 1997 Code: Subdivision Approvals
- 2021 Building Permits Issued
- 2022 BPAS Unit Issued

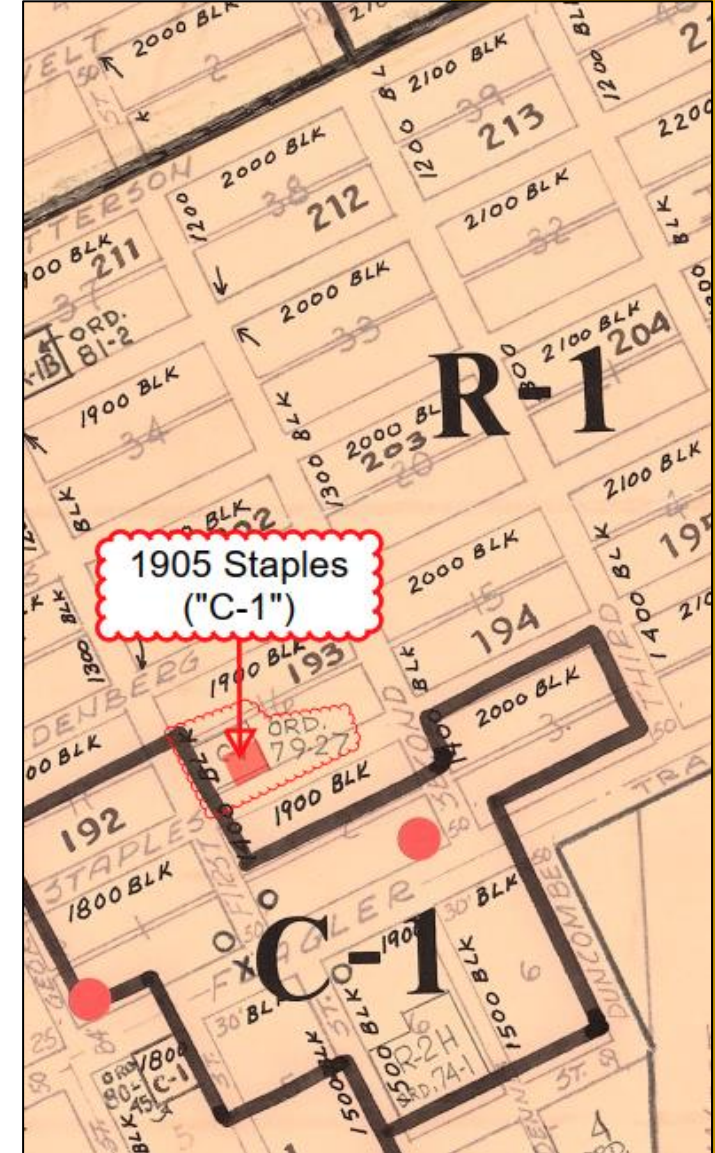
1974 Zoning Map



1997 Zoning Map



1985 Zoning Map



Timeline

- 1905 Plat - KW Realty Co
- 1972 Subdivision
- 1974 Zoning: R-1
- 1979 Zoning: C-1
- 1997 Zoning: CL
- 1997 Code: Subdivision Approvals
- 2021 Building Permits Issued
- 2022 BPAS Unit Issued

1905 Plat



1972 – Subdivision



1997 – No Change

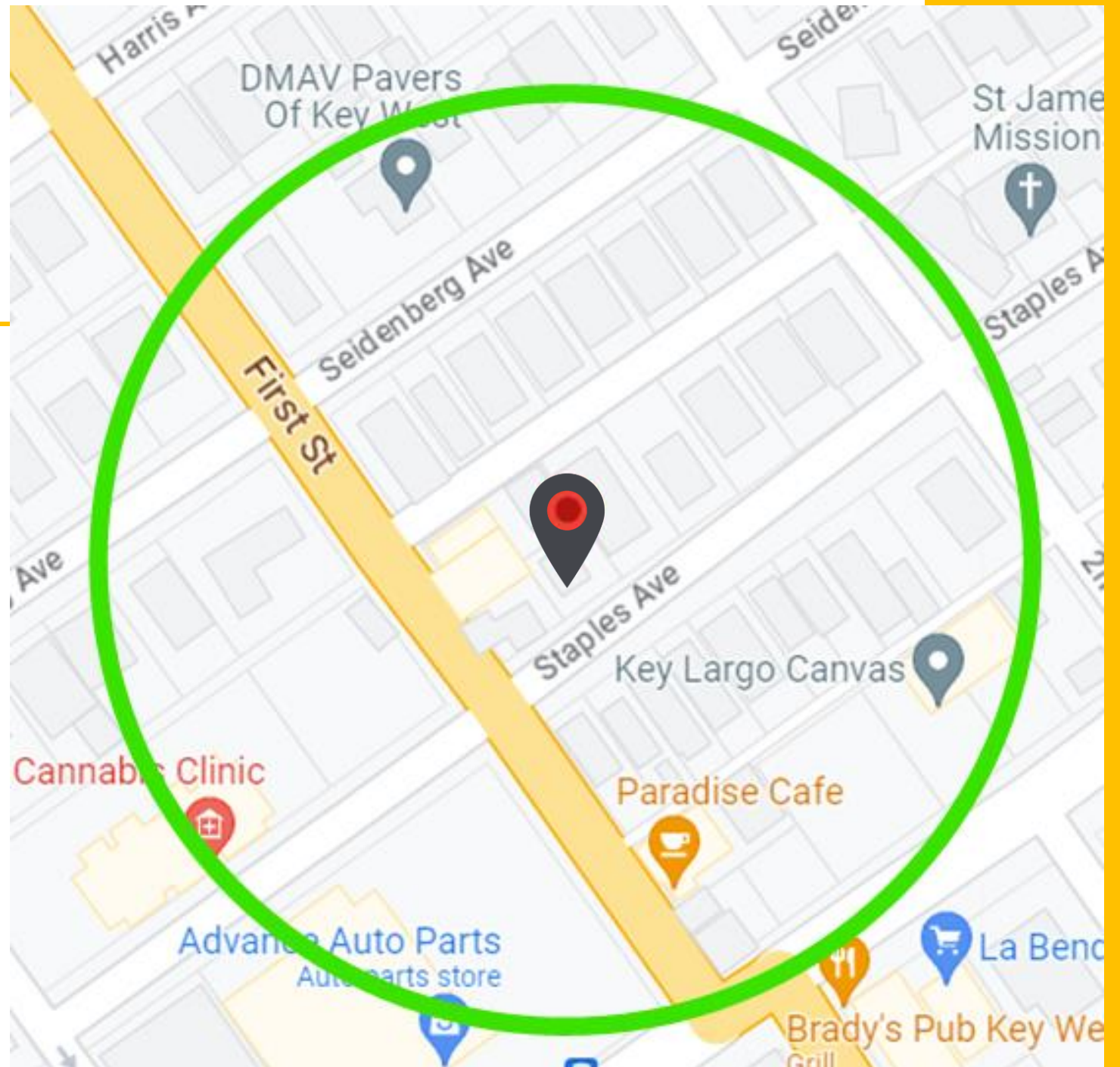
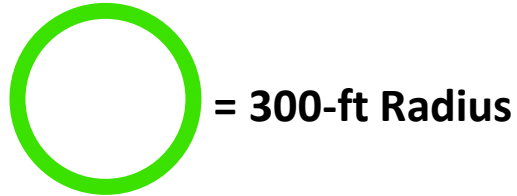


Present – No Change



Good Neighbor

- Letters to all properties w/in 300 ft.
- Follow up phone calls, emails and in-person discussions

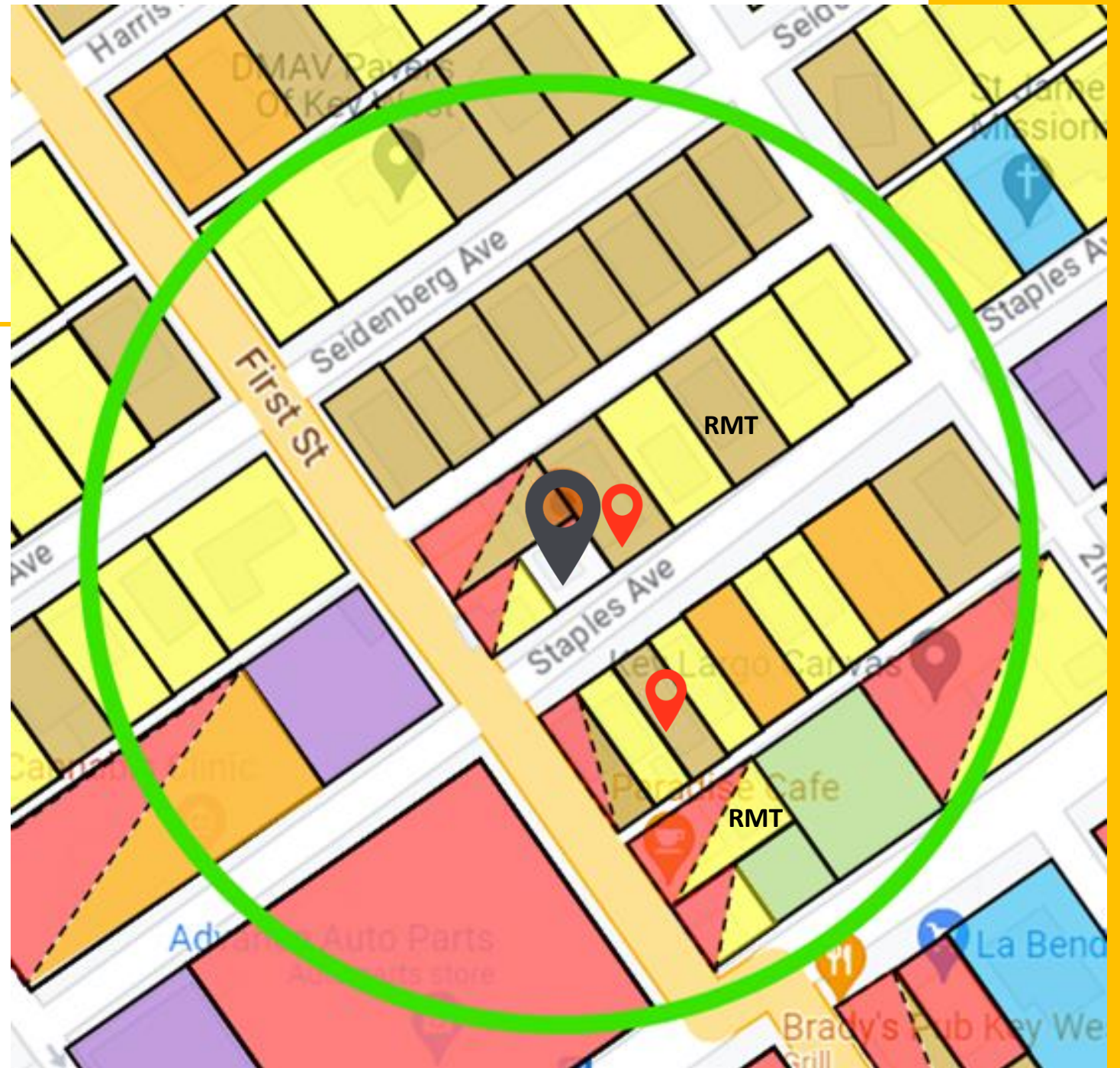


Good Neighbor

RMT = Roommate-Designed

 = Neighbors with concern (1904 & 1907)

Single Family	Vacant
Duplex or 2-Units	Public / Semi-Public
3+ Units	Commercial
Mixed Use	Industrial



Good Neighbor

1907 Staples - Mr. & Mrs. Baffer:

- Opposes variances for height, parking and setbacks
- Opposes “Multi-family” use
- Opposes short-term rentals
- Opposes 2 parking spaces

Good Faith Coordination (in writing and on the phone):

- Letters to neighbors on 02/10
- We are not seeking variances for parking or height
- We are not multi-family,
- We are not short-term rental
- We revised plans to provide 4 parking spaces; Revised plans provided to neighbor on 3/27

Unable to satisfy opposition

Good Neighbor

1904 Staples - Mr. & Mrs. Guadagno:

- Opposes variances for height, parking and setbacks
- Opposes “Multi-family” use
- Opposes 2 parking spaces

Good Faith Coordination (in writing and in person):

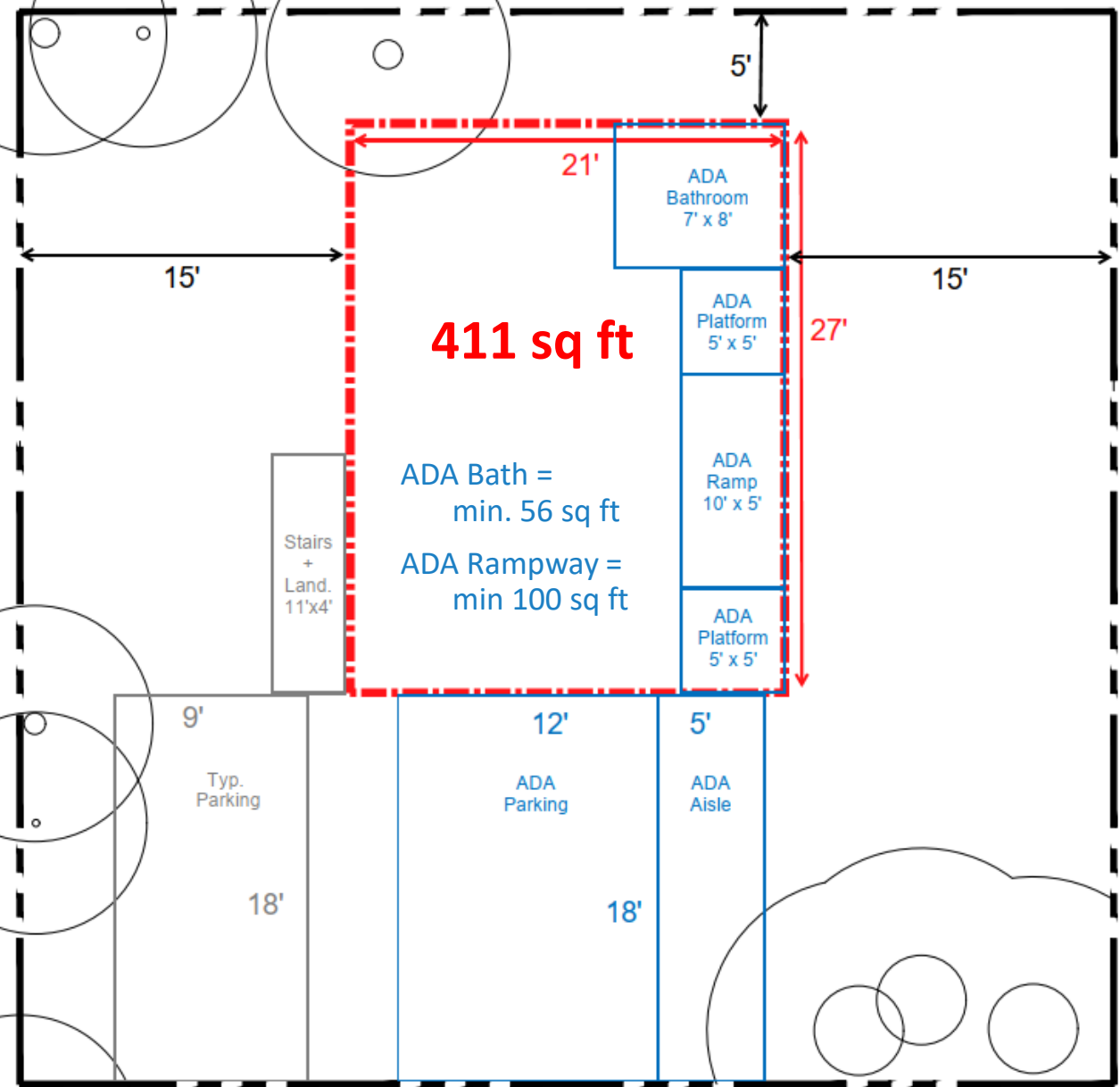
- Letters to neighbors on 02/10
- We are not seeking variances for parking or height
- We are not multi-family,
- We revised plans to provide 4 parking spaces; Revised plans provided to neighbor on 3/27

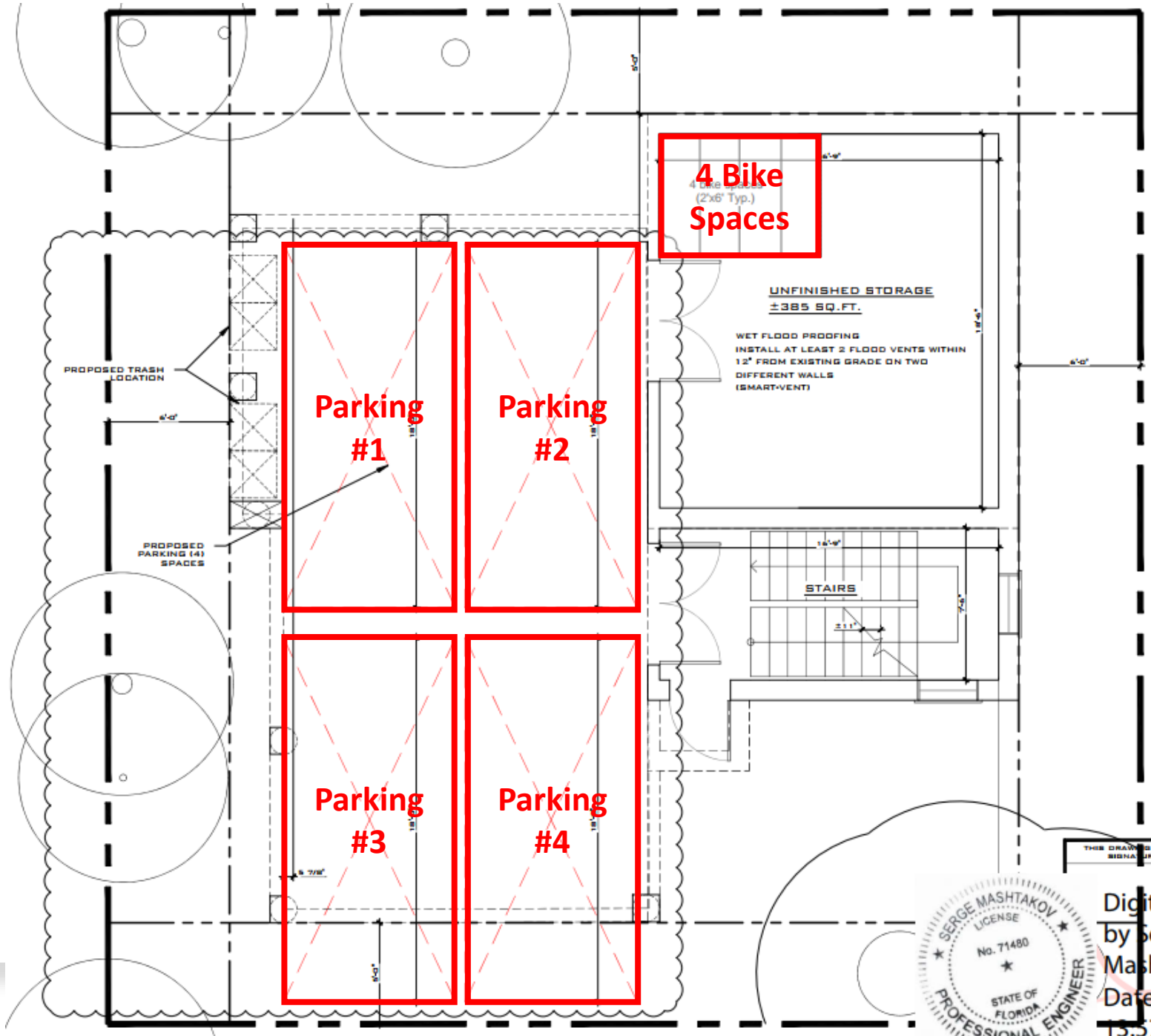
Unable to satisfy opposition

Unreasonable Design

Only design without variance:
1-Story. Commercial.

	Code	Max. Potential
Parking	1 per 300 sq ft FAR	2 Spaces (1 ADA)
Height	40 ft	25 ft
FAR	0.8 (2,040 sq ft)	0.21 (467 sq ft) (23% of code)
Building Coverage	0.4	0.24 (60% of code)
Impervious Surface	0.6	0.36 (60% of code)
Front Setback	5 ft (if height ≤ 25 ft)	18 ft

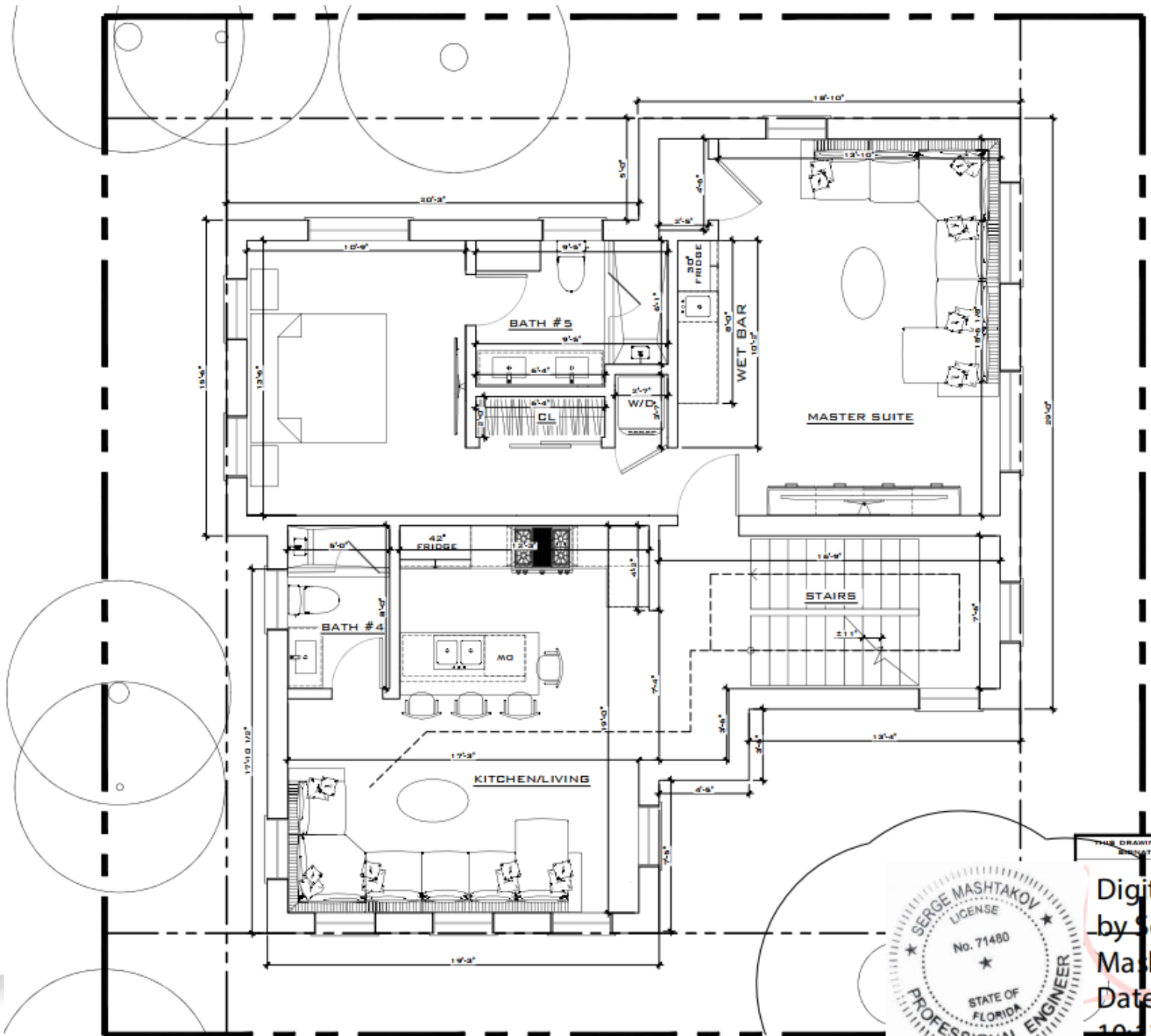




Ground Floor Plan

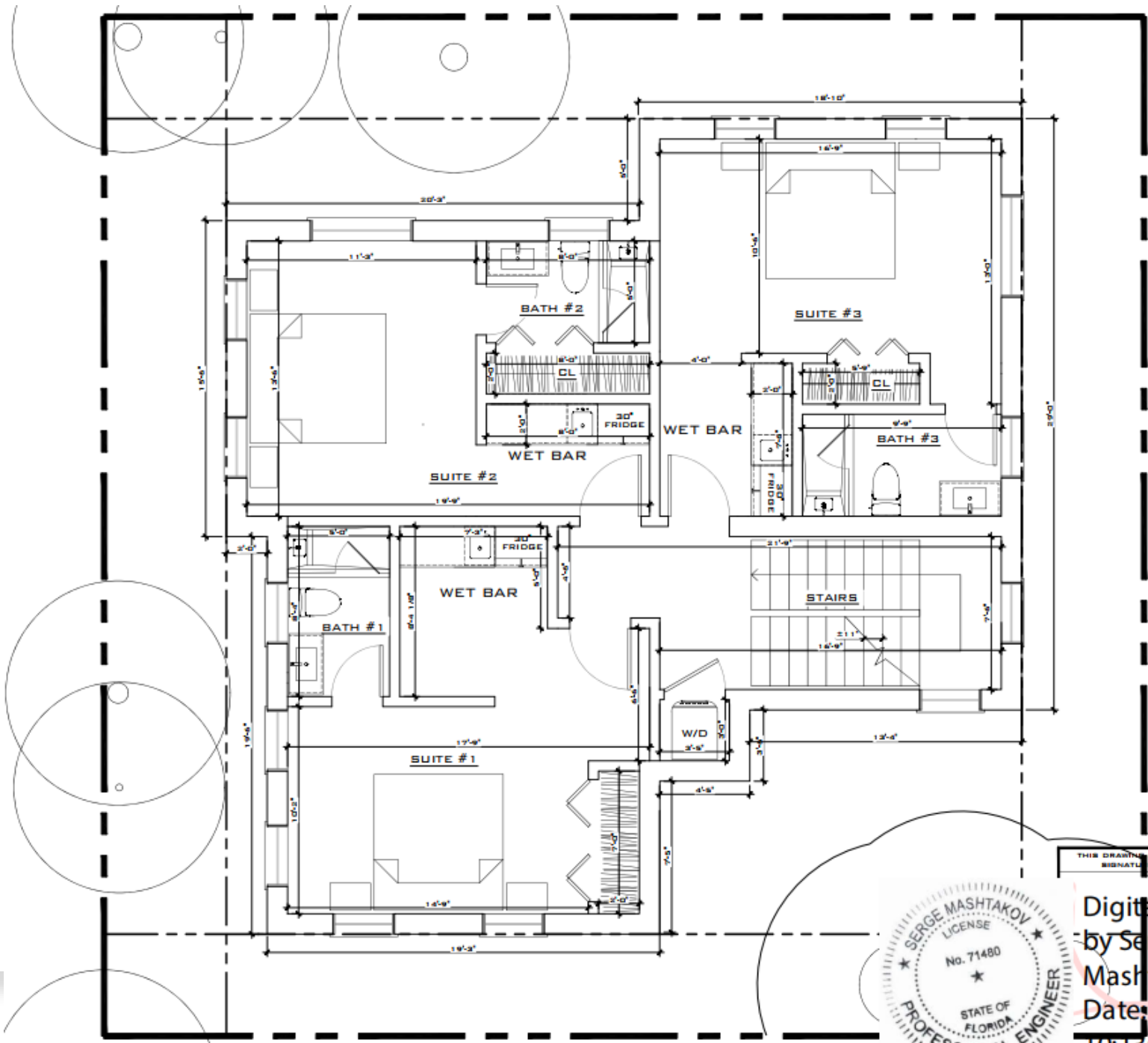


Digit
by Se
Mash
Date
13.37



First Floor Plan

Digitized by Serge Mashtakov
 Date: 10/13/2013



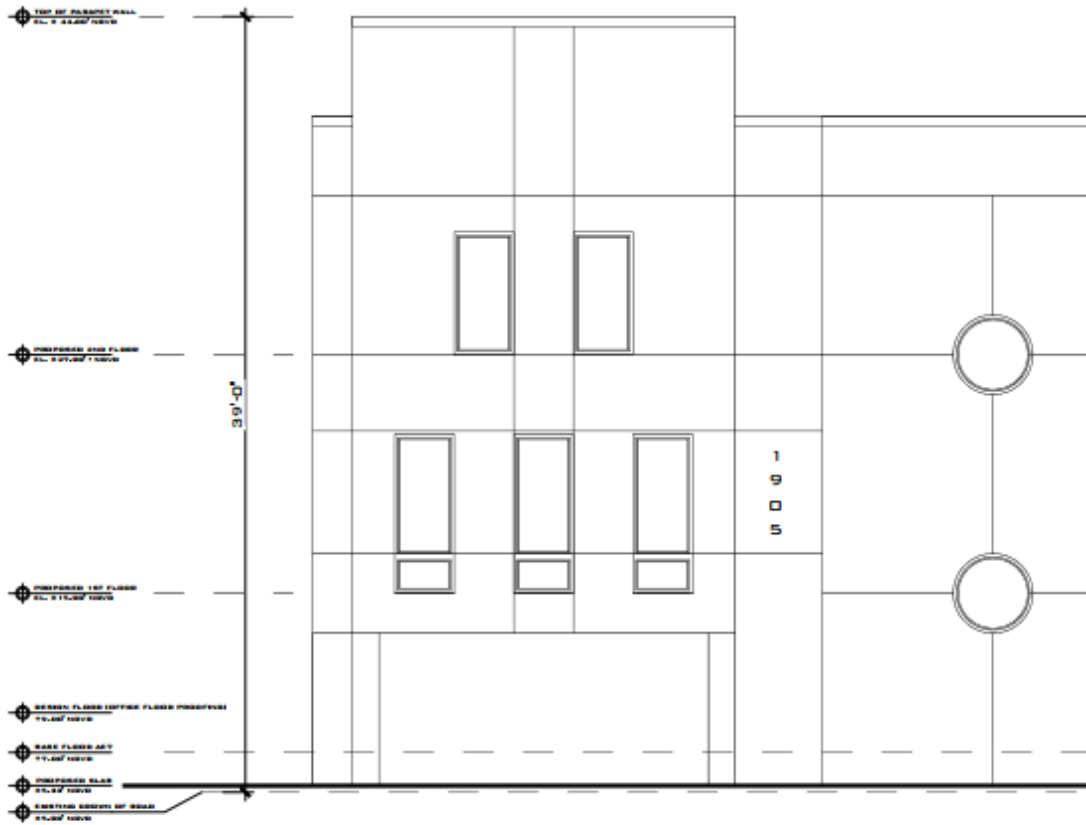
Second Floor Plan



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Digital
 by Serge
 Mashtakov
 Date: 2/1/2025
 T0113-5

Elevations – Front & Rear



PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



Rendering

1905 Staples Avenue

Single-Family Home (roommate-style)

Conditional Use & Variance



P. 305-294-0945

