

Summit Avenue Addition, Lots 1 and 2

Request for modification on minimum lot width for RP-2, duplex zoning.

The preliminary development plan, as proposed, shows two lots with a duplex shown on each lot. The property is currently zoned for duplexes and it is believed that this is the highest and best use for the lots in this neighborhood, as there are many duplexes in the vicinity. As an in fill project, there is minimal frontage available, and the lot widths are 64.44 feet and 60 feet.

With the exception of the lot width, all other ordinance requirements are met and with the footprints shown, ample open space in proportion to the lot area is provided.

Attached is an aerial view of the neighborhood, showing other duplexes in the neighborhood with the same housing style, height and lot size.

It is requested that a modification to the minimum lot width for a duplex of 80 feet be granted for these lots.

George and Peggy Nie