

5/1/2023

MCCANCE DUPLEX

To whom it concerns:

For parcel 303-09-139C, we are proposing a change in zoning from MF-2 to allow for a duplex to be constructed on this property.

The existing lot is 7,200 sf in size, fronts S Dakota St, has a fire hydrant, water, sewer and electricity available. It also has rear alley access.

We are proposing a Country Modern style 2-story duplex with front entry pedestrian access, and rear-entry garages. The first floor will have 1,800 sf of livable space, a 525 sf 2-car garage, 50 sf porch, and a 233 sf uncovered patio space. The second story will have 2,300 sf of livable space, a 566 sf 2-car garage, a 257 sf front porch and a 110 sf balcony. Each unit will also have a full kitchen, great room, 3 bedrooms, and 2 full bathrooms. The total proposed covered square footage on the lot is 3,247 sf, and the total livable square footage will be 4,156 sf.

We are also proposing the following changes to the zoning:

- Reduction of the front setback from 25ft to 16ft to accommodate a front porch
- Increase the lot coverage from 45% to 50%
- Allowance for a tandem garage on the first level instead of a standard side-by-side garage

We are requesting the reduced setback and increased lot coverage % to allow for the placement (2) 2-car garages on the ground floor. The total for garage space is 1,091 sf, and necessitates increasing the livable on the ground floor to allow for comfortable room sizes.

Also, due to the limited lot width, we're looking to change the orientation of one of the garages from side-by-side to a tandem 2-car garage, which allows us to provide 2 covered spaces per unit.

The exterior veneer use Hardie Board (ESR-1844) painted with Dunn Edwards light gray (Reclaimed Wood DET625) – first floor will have a Board and Batton style, and the second floor horizontal siding. Door and window trim will be Dunn Edwards White Dew DEW380. Main entry exterior doors will be painted either teal (with Behr P470-7 The Real Teal - on the main floor), or red (with Behr 140-7 No More Drama for the unit upstairs). The roof will be a matte black standing seam metal roof (ESR-2385).

The rezoning of this parcel and proposed project will have no effect on the cost of constructing housing in the area.

Please let me know if you have any questions.

Sincerely,



TODD THOMPSON