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C14-2007-0210 Kocurek Building Rezoning

NCCD Ordinance Language to be requested at 1st Reading March 27, 2008:

- Minimum lot area shall be ~~6,000~~ ^{5,900} square feet
- 2-family use shall be allowed on a lot less than ~~7,000 sq. ft.~~ ^{5,900 sq. ft.}
- Building Coverage - Allowable to be 55%,
- Impervious Coverage - Allowable to be 91%,
- Maximum FAR 0.51,
- Minimum setbacks shall be as follows
 - Front Setback 0',
 - Rear Setback ~~5'~~ ^{5'}
 - Interior Side yard Setback 10',
 - Alley Setback 0',
- The secondary dwelling on the eastern portion of the property shall be limited to a maximum of 750 sq. ft. and 2 bedrooms,
- Maximum number of parking spaces shall be 5,
- McMansion articulation shall not apply along the western property line abutting the existing alley; and ^{and tent}
- The driveway width must be greater than 10' in width, but less than 15'

Late Backup

Public RC Language:

- The occupancy should be limited to 2 unrelated adults in the East building and 3 in the West building,

Private RC Language:

- The East building shall be used for residential purposes only, unless used as a temporary construction office only while the West building is being constructed; and
- Sidewalks and street trees shall generally conform to the attached drawing;
- We will agree to apply to list the property as contributing in the Hyde park National Register District within 18 months of completion of construction,
- Existing materials to be utilized in the reconstruction must include the two westernmost front windows and the screen doors from the east building