A variance will be requested for one existing double carport at 1337 Woodvale Place and an existing driveway at 1339 Woodvale Place. The proposed development will include a pedestrian entry and twelve single family detached houses. Street trees will be provided as per the City Ordinance. Minimum of 10% tree save area to be provided.

Development Data

- Acreage: .75
- Existing Zoning: R-8, R-22 MF
- Proposed Zoning: LR-1 (CD)
- Proposed Use: 10 single family detached houses
- Parking: 2 spaces/unit

LR-1 Requirements

- Max. FAR: 2.5 - MHA for 1,533 family structures
- Min. lot size: 3,000 sf
- Min. setback: 16' from back of curb
- Min. side yard: 0'
- Min. rear yard: 10'
- Parking: 1 space/unit min. 2.0 m²
- Min. 0' width - 20'

Site:

2 stories above grade in front
3 stories above grade in back including basement
2 stories above grade in front

NOTES:

Location of houses is approximate and may vary to save existing trees and minimize grading.

Location of driveways may change to save existing trees.
All driveways will be executed to the end of the back yard, except for one on Westwood Drive.

Some driveways may extend into undeveloped back yard areas.

Existing sidewalk on Woodvale Pl. and Westwood Dr. to remain pending variance request.

New sidewalk to be provided along Sumner Ave. Location to be determined at construction with City staff to minimize damage to existing trees.

House elevations are an architect's conception and will be modified as Architectural plans are drawn.

Street trees will be provided as per the City Ordinance.

Minimum of 10% tree save area to be provided.

APPROVED BY CITY COUNCIL

DATE: [Signature]

Woodvale logo

A residential development proposal for the Woodvale Neighborhood

SCALE: 1/20

DATE: [Signature]

PETITION # 1004.50

FOR PUBLIC HEARING MAY 17