

Applicant's Submission

June 1, 2020

The purpose of this Land Use Re-designation application is that the owner wants to redevelop this property to a four unit dwelling. See attached site plan "R-CG Unit Layout" showing proposed unit layouts, amenity spaces and parking.

The advantages of re-designating this lot to R-CG are:

1. Due to the lot's width, each unit will have its own front direct access to the adjacent sidewalk.
2. Due to the lot's depth and overall area, each unit can have a large, private amenity space conducive to families.
3. Due to the lot's width, there is ample room for off street parking for residence and visitors, reducing the need for cars on 3rd St NW.

