



## 104 Grant Street – Site Plan Review

Staff: Britany Waddell, Judy Johnson, Corey Liles, Anya Grahn-Federmack

Planning Commission Meeting Date: December 3, 2024

### Project Overview

- The applicant, Self-Help Ventures Fund, proposes to demolish an existing duplex, constructed in 1952, and construct a new 1,586 sq. ft. duplex. The Pine Knolls Neighborhood Conservation District (NCD) provides a maximum two-family dwelling, or duplex, house size of 2,250 sq. ft. Duplexes are only permitted for non-profit tax exempt organizations involving permanent development of dwelling units to be occupied by low-moderate income households.
- The property is in the Pine Knolls Neighborhood Conservation District (CD-4) and within the Residential-3 (R-3) zoning district.
- The lot size is 7,010 sq. ft.

### Staff Recommendation & Analysis



Staff recommend that Planning Commission **approve the project.**

1. **Compliance with the Land Use Management Ordinance (LUMO):** Staff finds that the application is in compliance with the LUMO.

### Project Location



*Attachments*

**Applicant Materials**

1. Project Fact Sheet
2. Application Materials

**Draft Ordinance and Resolutions**

3. Resolution A – Approving the Application
4. Resolution B – Denying the Application