

N Francis Avenue

proposed  
drive to  
new  
garage

variance request to  
allow 0' setback

base zoning  
15' setback

proposed  
garage

10' setback

14,000 sf lot total- allowed up to 50%  
coverage=7000 sf  
as shown 7000 sf lot coverage  
(includes house, drives, pool, patio)

existing  
garage to  
be  
demolished

proposed  
pool

proposed  
patio

proposed  
1 story  
addition  
to existing  
house  
with  
proposed  
0' setback  
on side  
street side

new walk

+/- 2'-0"

140'-0"

existing  
one story  
house  
to remain

yard

5' setback

50' R/W  
proposed  
12' wide  
drive  
access

12'-0"

entry

proposed  
porte-cochere  
open 3  
sides min

existing  
porch

25' setback

5' min  
from front  
prop line

24'-0" max

25' site  
triangle

100'-0" total width of legally combined lots

existing  
drive  
to be  
removed

existing  
walk/  
steps  
to be  
removed

proposed  
12' wide  
drive  
access

60' R/W

+/- 60'-6 3/8"  
60' min cl to edge of drive

new accessible  
ramp to street

60'-0" min  
cl of street to edge of drive



# SITE CONCEPT

SCALE: 1/16" = 1'-0"

mar 7 2024

NW 31st Street