

# Ordinance No. 240020

## Development Plan - Residential

Lion House Cottages

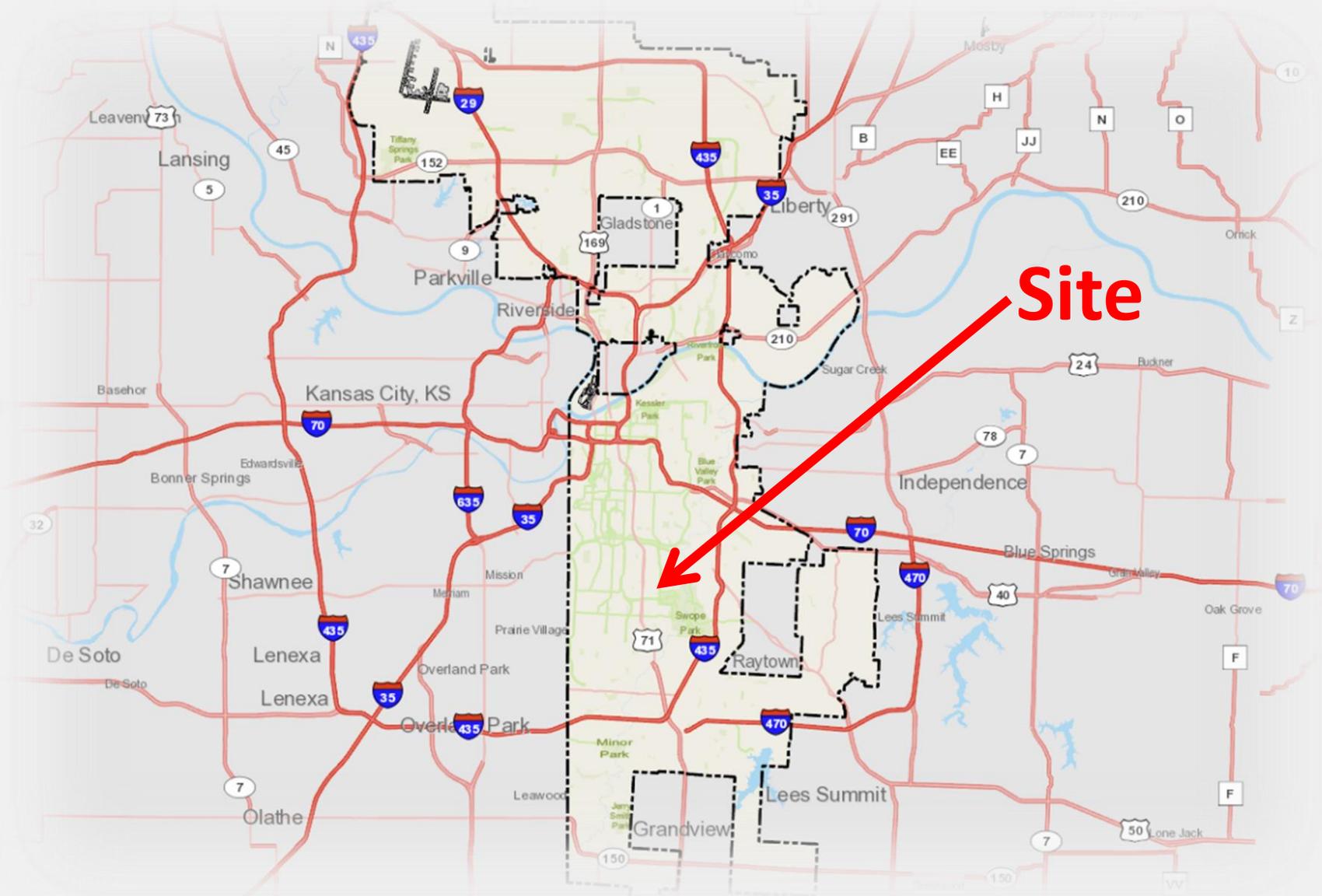
3702 E. 61<sup>st</sup> Street

January 23, 2024

*Prepared for*

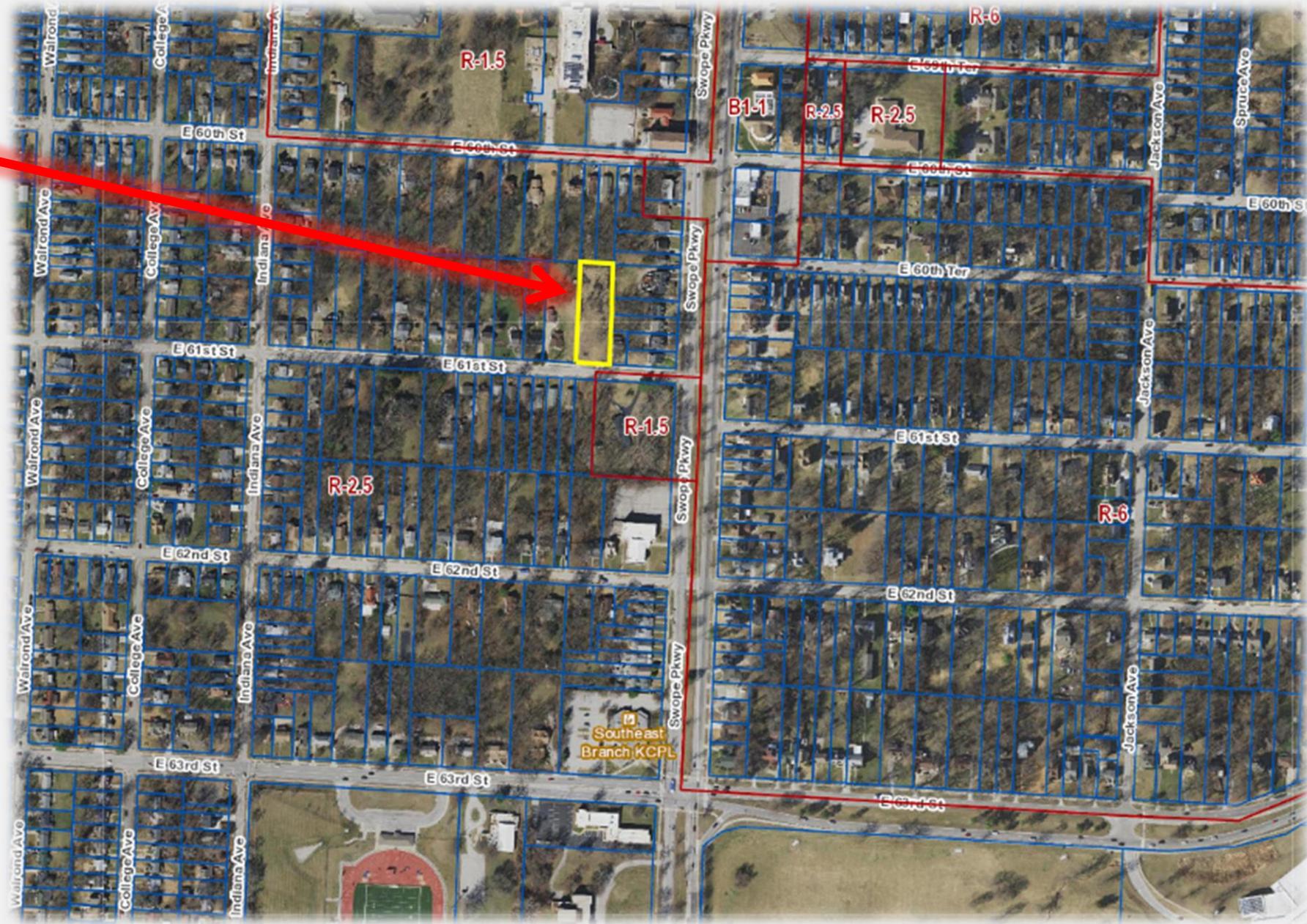
Neighborhood Planning and Development





# Site

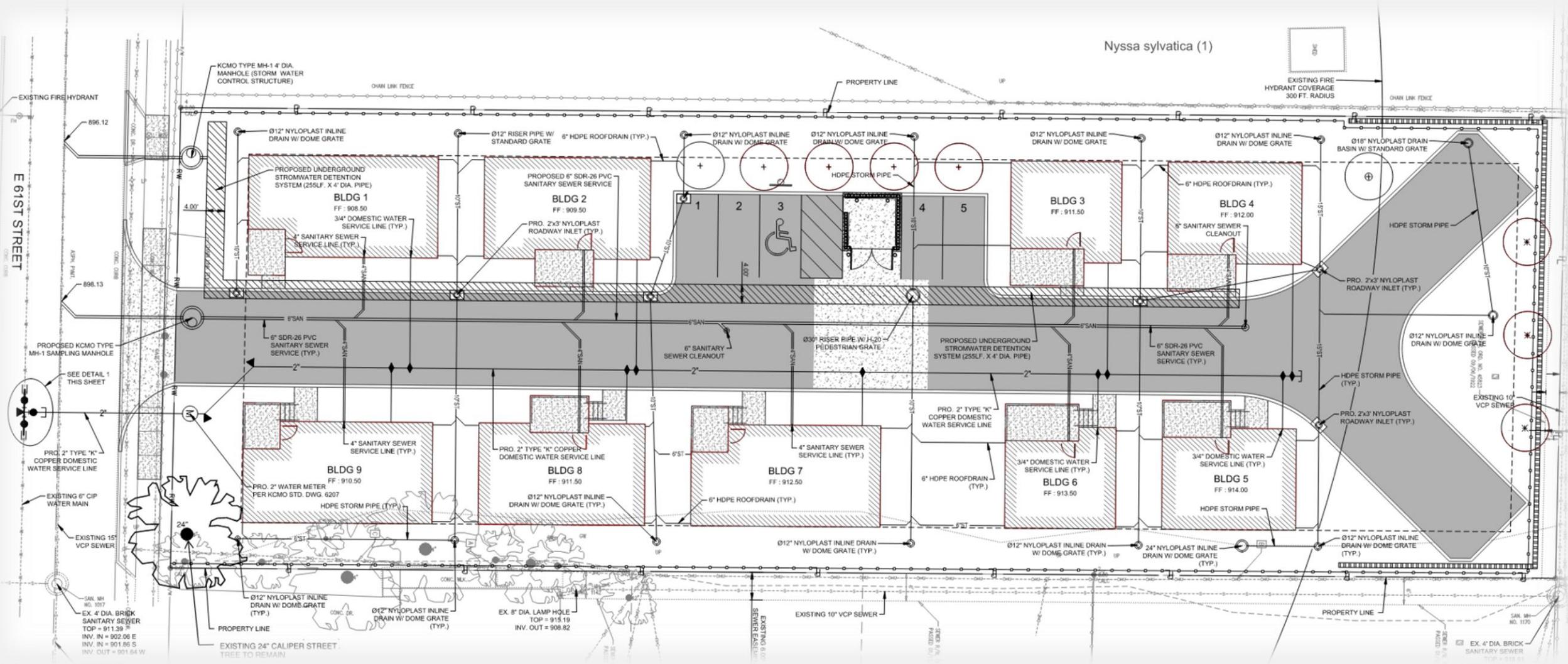
- .68 acres
- 9 cottages
- Studios, 1, 2 & 3 bedroom units



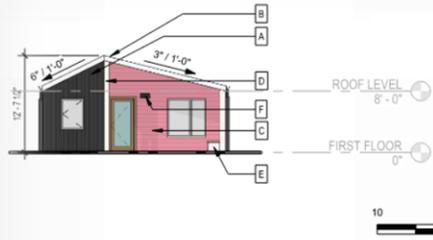


**View looking north from E. 61<sup>st</sup> Street**



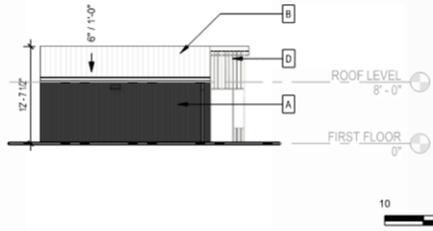


**Site Plan**

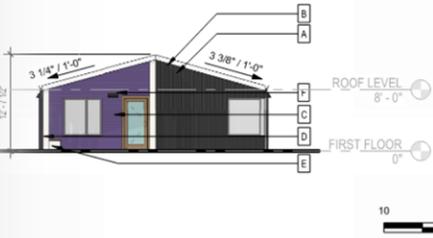


**H12 STUDIO UNIT - EAST ELEVATION**  
1" = 10'-0"

1 BED - COTTAGE #4 #5  
UNIT IS MIRRORRED ACROSS FIRE ACCESS LANE, REF. SITE PLAN

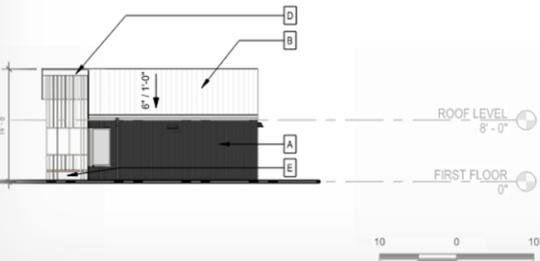


**H10 STUDIO UNIT - SOUTH ELEVATION**  
1" = 10'-0"

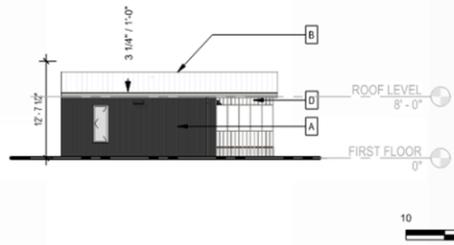


**F12 1 BED UNIT - WEST ELEVATION**  
1" = 10'-0"

2 BED - COTTAGE #2 #8  
UNIT IS MIRRORRED ACROSS FIRE ACCESS LANE, REF. SITE PLAN



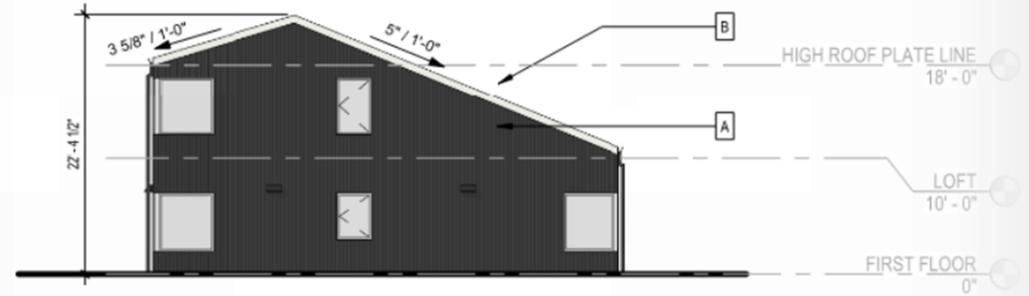
**D18 2 BED ADA UNIT - NORTH ELEVATION**



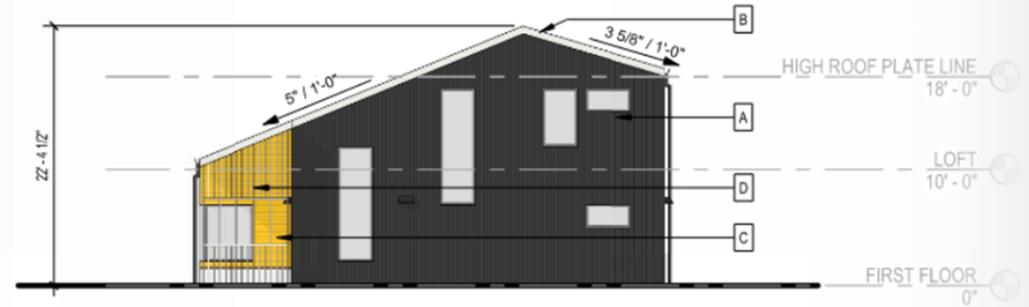
**F10 1 BED UNIT - NORTH ELEVATION**  
1" = 10'-0"



**D19 2 BED ADA UNIT - EAST ELEVATION**



**B6 3 BED UNIT - WEST ELEVATION**  
1" = 10'-0" RE: 210

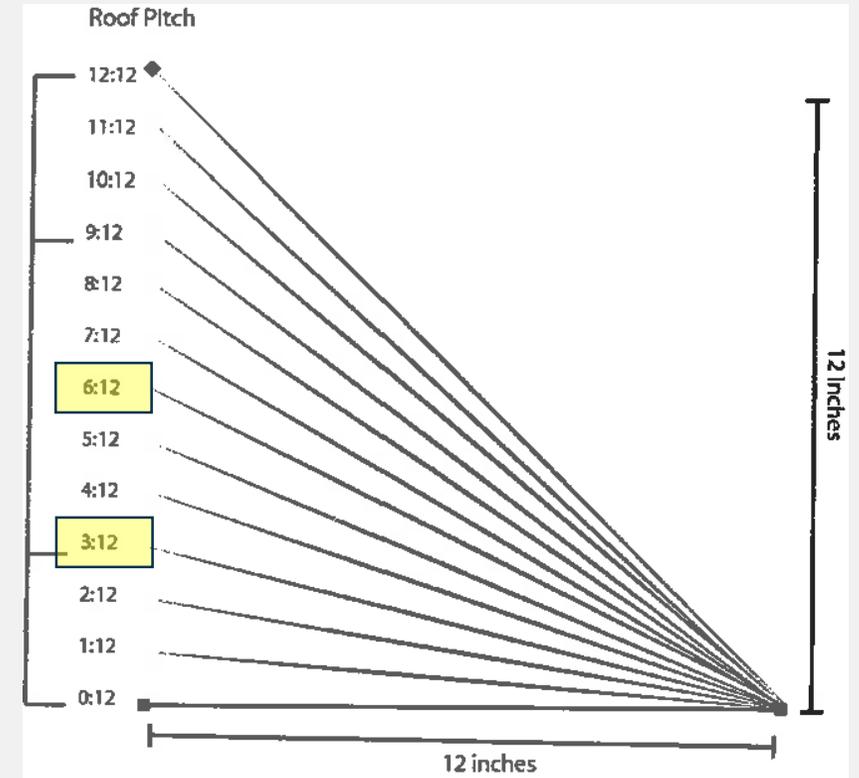


**B7 3 BED UNIT - EAST ELEVATION**

## Additional Conditions – Deviations to Cottage House Standards

- That deviations to the lot and building standards for cottage developments are hereby granted to allow for a roof slope of 3:12.

→ **Code requires a minimum pitch of 6:12.**



- That deviations to the lot and building standards for cottage developments are hereby granted to allow for seventy (70) square foot porches and side dimension of 5' 9".

→ **Code requires eighty (80) square feet within a minimum dimension of 8' on any side.**

# **Staff Recommendation**

- **Approval with Conditions**

# **CPC Recommendation**

- **Approval with Conditions**