

440 WESTMINSTER PLAT WITH MODS

SUB2017-00041

Presented to the Orlando City Council by:
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PROJECT LOCATION



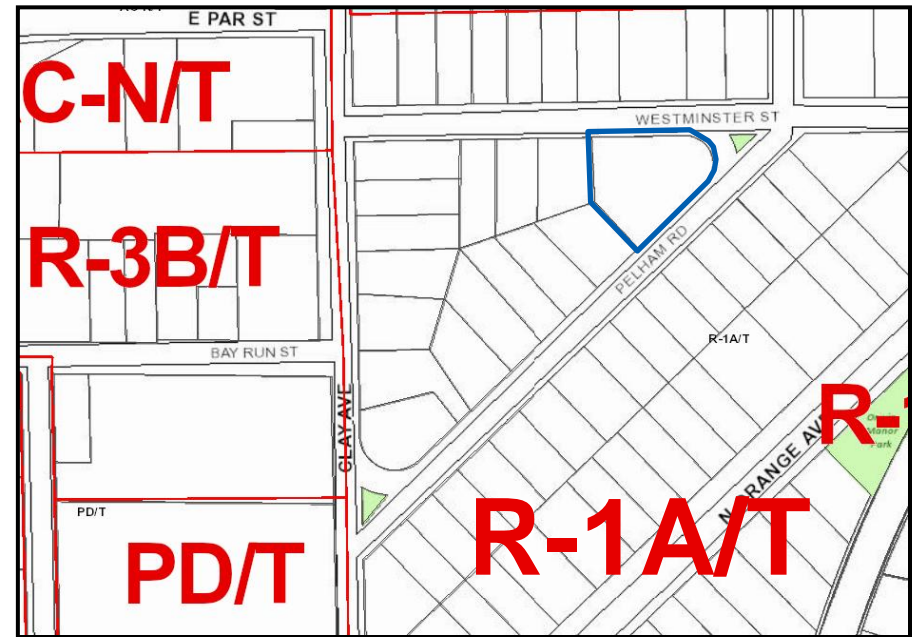
440 Westminster St., southwestern corner of Westminster St. and Pelham Rd.

- Request for plat with modifications of development standards to permit the replatting of one parcel into two new lots, for construction of two new single family homes.

LAND USE AND ZONING



FUTURE LAND USE MAP



ZONING MAP

- R-1A Lot Size Requirements
 - 70 ft. W*, 110 ft. D, 7,700 sq. ft.
- Proposed lot Sizes
 - Interior: 69 ft. W, 139 ft. D, 9,773 sq. ft.
 - Corner: 70 ft. W, 131 ft. D, 9,142 sq. ft.

❖ Corner lots are required to be 15% wider than interior lots, 80.5 ft.

AERIAL PHOTO



SITE PHOTOS



View of the existing home as seen from intersection of Westminster St. and Pelham Rd. looking south.

SITE PHOTOS

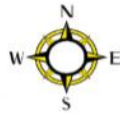


View of the subject property as viewed from Pelham Rd.

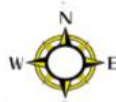


View of the existing home as seen from Westminster St. looking south.

SITE SURVEY



SITE PLAN



ELEVATIONS



Interior Lot—Lot 1
Westminster St.

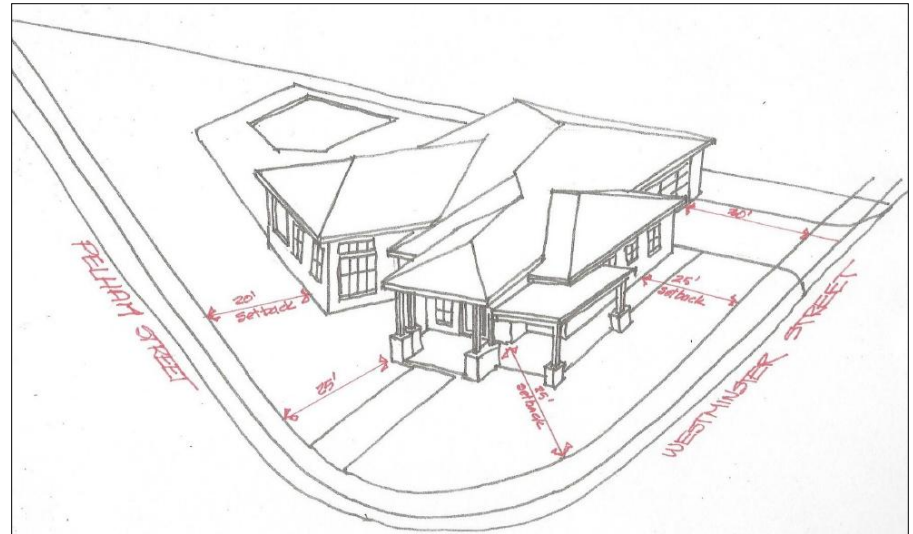


Corner Lot—Lot 2
Westminster St.

ELEVATIONS



Corner Lot—Lot 2
Pelham Rd.



Corner Lot—Lot 2
3D Perspective

- LDC Section 65.450, Modification of Subdivision and Street Requirements
 - Purpose and Intent of the GMP
 - Public Interest
 - Public Facilities
 - Hardship

NOTABLE CONDITIONS OF APPROVAL

- 0.3 FAR Maximum.
- 25 ft. Setback Adjacent to Westminster St.
- 20 ft. Setback for Corner Lot on Pelham Rd.
- Appearance Review at time of Permitting
- Trees must be planted along Pelham Rd.*
- No fencing is permitted within the principal structure setback.*
- All fencing must match the principal structure for both lots.*

Conditions with an asterisk () were added by the MPB at the Board Meeting.*