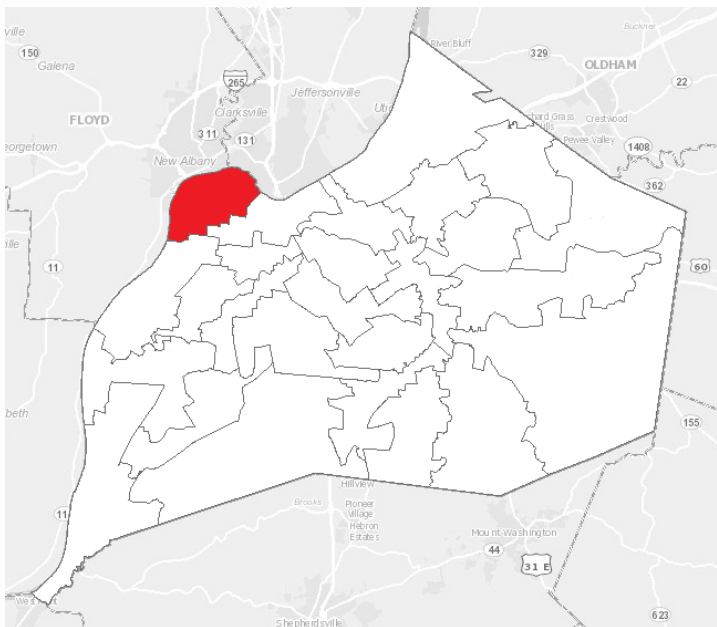


**O-118-025**  
**25-ZONE-0001**  
**Garland Avenue Duplex**

**Planning and Zoning Committee**  
**June 3, 2025**





**3504 Garland Avenue**  
**District 5– Donna Purvis**











# REQUESTS

- **Change in zoning from R-5 single family to R-5B, two-family residential.**
- **Detailed District Development plan with Binding Elements**



# CASE SUMMARY

- Applicant proposing to rezone to R5-B two family residential to allow for a duplex
- No proposed exterior construction, existing structure to remain
- Applicant proposing interior alteration to provide two dwelling units



GARLAND AVE. 80' R/W



Conc. Sidewalk

N 82°38'54" W

36.66'

22.2'

22.2'

8.6'

24.6'

20.0'

43.7'

5.0'

11.1'

19.6'

200.00'

S 08°54'40" W

200.00'

N 08°54'40" E

200.00'

36.66'

S 82°38'54" E

36.66'

20' ALLEY

0.17 Acres

2 Story Frame

Porch

C.L. Fence

I-264

Katherine Haney

D.B. 6504 Pg. 758

SV1380 Family Trust

D.B. 12714 Pg. 861

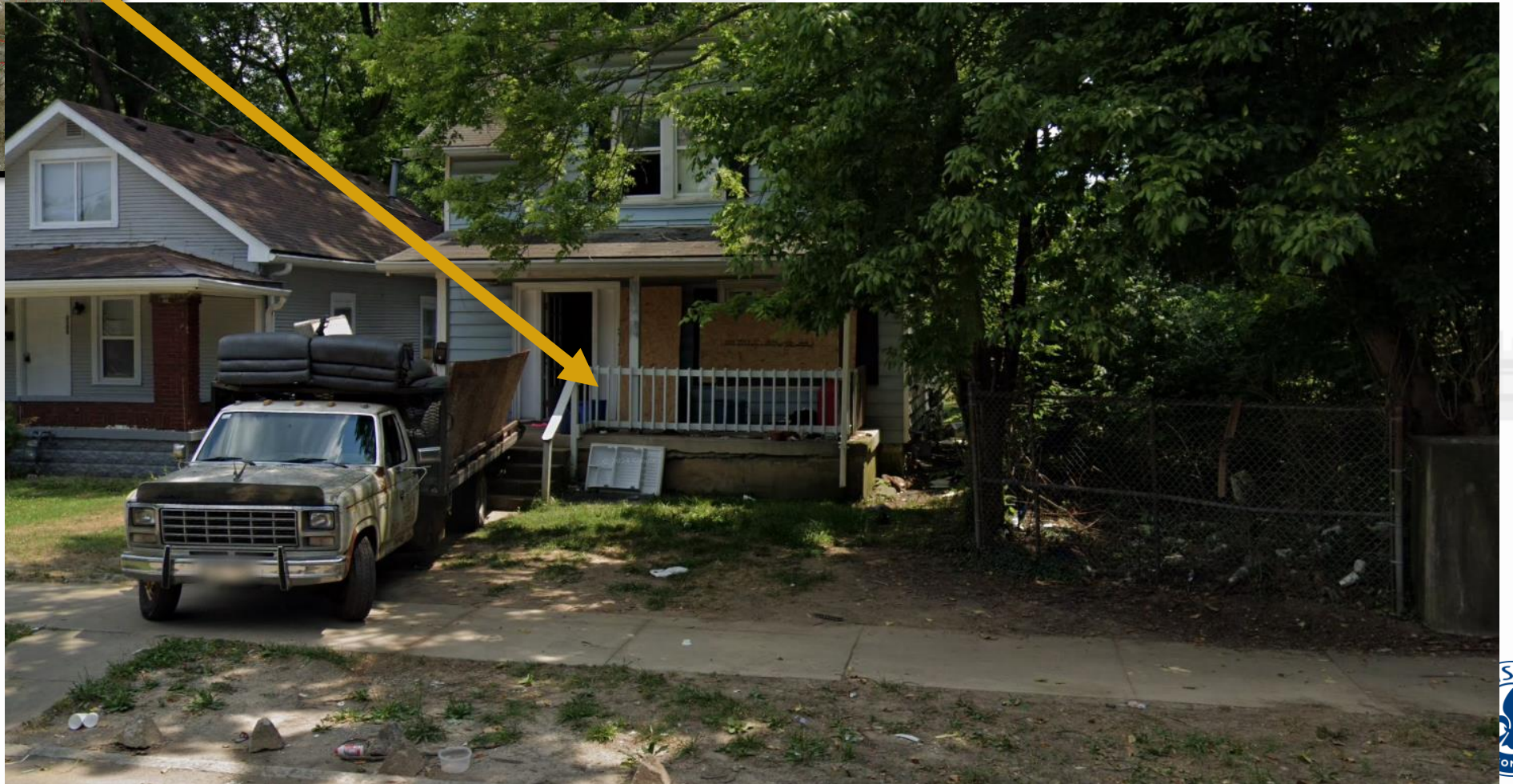
NOTES:

1. Site is subject to record or implied
2. The surveyor does not assume any restrictions, obligations, or liabilities and accurate title and accurate time
3. The certification to any future far boundary shown
4. Surrounding owners
5. The basis of bearing is a random traverse Horizontal Datum G.P.S. unit: SFR
6. Unless otherwise noted
7. Title to roads not shown
8. This site is located February 26, 2014 (0.1% chance) the FIRM and site flooding potential





# SUBJECT PROPERTY





# ADJACENT PROPERTY

Properties next door along Garland Ave



# PUBLIC MEETINGS

- ❖ Neighborhood Meeting on December 4, 2024
- ❖ LD&T Meeting on March 13, 2025
- ❖ Planning Commission Public Hearing on April 24, 2025
  - ❖ Motion to recommend approval of the change in zoning from R-5 to R-5B passed by a vote of 6-3

