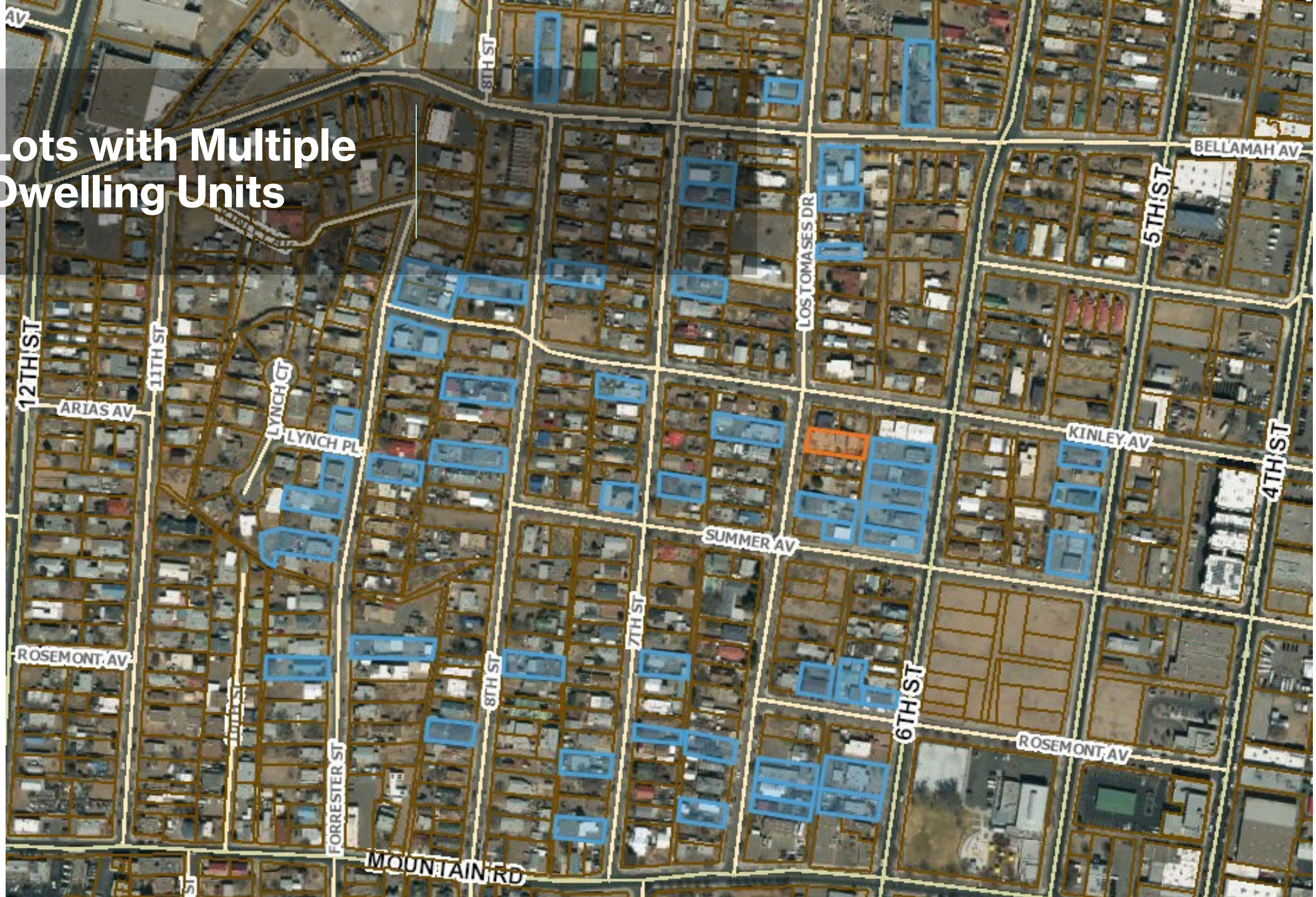




Wells Park Neighborhood Character Study

1/15/21 Walking Tour

Lots with Multiple Dwelling Units



1314 Los Tomases Drive NW (Subject Site)

- 3 Dwelling Units (Duplex and ADU)
- 7,000 SF Lot
- ~18 DU/acre density
- Appears as single-family home from street with second floor setback above the rear of the home.



1313 5th Street; 500 & 502 Kinley Avenue NW

- 3 Dwelling Units (Townhouse)
- ~4,605 SF Lot
- ~28 DU/acre density
- One unit faces 5th with two units facing Kinley. Number identified by mailboxes and electric meters.



1309 5th Street NW

- 2 Dwelling Units (Duplex or Single-Family + ADU)
- ~4,700 SF Lot
- ~18.5 DU/acre density
- Appears as a single-family home with one front entrance, but two mailboxes exist for units A & B and the second entry is on the side.



1305 5th Street NW

- 4 Dwelling Units (2 Duplexes)
- ~9,300 SF Lot
- ~18.5 DU/acre density
- 2 duplexes straddle 4 platted City parcels but are on a single County Assessor parcel. The City parcels do not align with the individual units, so the property is nonconforming to the IDO R-1A zone district requirements.



1301 thru 1321 6th Street NW

- 2 Dwelling Units on each of 5 lots (Duplexes or Single-Family + ADU)
- ~7,250 SF Lots
- ~12 DU/acre density
- All but one lot on the half-block adjacent and east of the subject site have 2 dwelling units. One lot used to have a third. The one remaining lot is a flower shop, which as a business is non-conforming to the R-1A zoning.



619 Summer Avenue NW

- 2 Dwelling Units (Duplex)
- ~3,500 SF Lot
- ~25 DU/acre density
- Duplex is located on a half-size parcel adjacent to the alley. The other half-parcel facing Los Tomases Drive is vacant. Appears nonconforming.



1306 Los Tomases Dr NW

- 2 Dwelling Units (Duplex or Single-family + ADU)
- ~7,000 SF Lot
- ~12.5 DU/acre density
- Same owner as the vacant half-parcel abutting to the south. Two mailboxes and multiple trash and recycle bins.



1319 Los Tomases Dr NW

- 2 Dwelling Units
- ~8,350 SF Lot
- ~10.5 DU/acre density
- Two electric and gas meters.



1500 Los Tomases Dr NW

- 2 Dwelling Units
- ~2,000 SF Lot
- ~43.5 DU/acre density
- Two electric meters along alley.



1508 Los Tomases Dr NW

- 2 Dwelling Units
- ~5,500 SF Lot
- ~16 DU/acre density
- Two mailboxes along sidewalk. Seems to be single-family home with ADU in the rear although the lot does not meet the CPO-12 lot size requirement for an ADU.



609 Bellamah Avenue NW

- 2 Dwelling Units
- ~8,100 SF Lot
- ~10.75 DU/acre density
- Two mailboxes along sidewalk indicating second unit to the rear of the property.



1514 & 1516 7th Street NW

- 2 Dwelling Units (Duplex)
- ~5,500 SF Lot
- ~16 DU/acre density
- Platted lot line doesn't appear to follow the split between units, so the property is nonconforming for a duplex within the R-1A zone. May not have enough lot size to create conforming lots for a duplex in R-1A without a variance or zone change.



1510 7th Street NW

- 2 Dwelling Units (Single-family + ADU)
- ~5,250 SF Lot
- ~17 DU/acre density
- ADU has building address signage indicating it as 1510 "Rear."



1414 7th Street NW

- 2 Dwelling Units
- ~5,000 SF Lot
- ~17 DU/acre density



1321 & 1323 7th Street; 702 Kinley Avenue NW

- 3 Dwelling Units
- ~4,800 SF combined lot size
- ~27 DU/acre density
- 2 platted City parcels and two County Assessor parcels in a different configuration. Same ownership. Nonconforming to lot sizes for both duplex and ADU.



1306 7th Street NW

- 2 Dwelling Units
- ~4,800 SF Lot
- ~18 DU/acre density



1301 7th Street NW

- 2 Dwelling Units on one lot
- ~4,350 SF Lot
- ~20 DU/acre density
- Third mailbox is for dwelling on separate platted lot at 1305 7th Street. A fourth dwelling on its own lot at 711 Summer Avenue. All four dwellings appear to have been part of a replat in the past.



1406 8th Street NW

- 2 Dwelling Units
- ~6,000 SF Lot
- ~14 DU/acre density
- Property was zoned R-1A and nonconforming for not meeting the lot size requirement for an ADU. Was converted to R-T through the voluntary zoning conversion process.



801 Bellamah Avenue NW

- 3 Dwelling Units on two lots
- ~9,150 SF combined lot size
- ~14 DU/acre density
- 3 Mailboxes facing Bellamah



1317 8th Street NW

- 4 Dwelling Units
- ~8,700 SF Lots
- ~10 or 20 DU/acre density
- Includes two lots, but all dwellings are located on one of the two.



1304 Forrester Street NW

- 4 Dwelling Units
- ~8,700 SF combined lot size
- ~14 DU/acre density
- Includes two lots with at least 3 of the dwelling units on one of the two at a density of 20 DU/acre.



1226 Forrester Street; 812 & 812 ½ Kinley Avenue NW

- 3 Dwelling Units
- ~8,275 SF Lot
- ~16 DU/acre density
- Single-family home on corner lot with duplex (pictured) located to its side/rear.



1214 Forrester Street NW

- 4 Dwelling Units
- ~6,500 SF Lot
- ~26 DU/acre density
- Single-family home with multiple accessory dwellings located behind it. Multi-unit mailbox located in front yard.



1129 and 1131 Forrester Street NW

- 2 Dwelling Units (Duplex)
- 7,000 SF Lot
- ~12.5 DU/acre density
- Lot not subdivided but may be allowable as a single-family with ADU since only one entry faces the street.



1138 Forrester Street NW

- 2 Dwelling Units (Single-Family + ADU)
- 10,000 SF Lot
- ~8.5 DU/acre density
- Property appears to be legal under existing zoning.





1120 Los Tomases Drive NW

- 4 Dwelling Units (Townhouse)
- 7,400 SF Lot
- ~23.5 DU/acre density
- Abutting lot part of parking and circulation and may include a 5th dwelling for an overall combined lot size of ~14,800 SF and density of ~15 DU/acre.