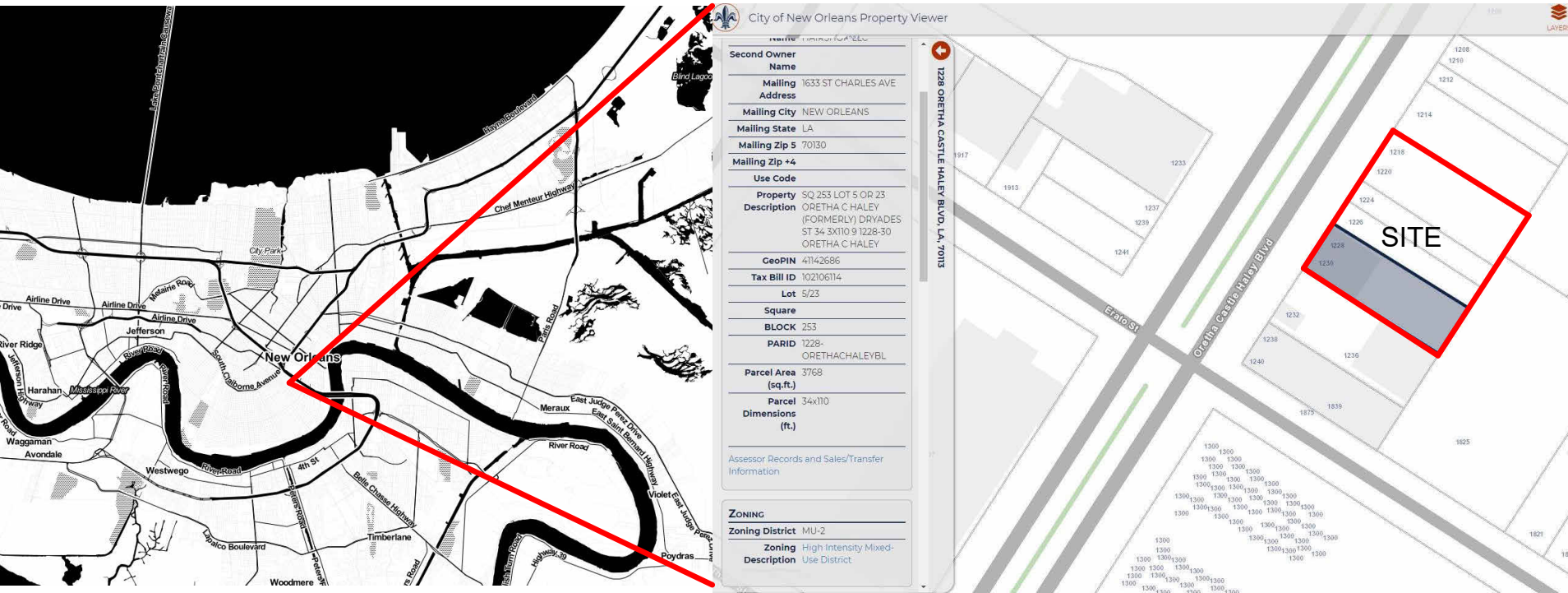
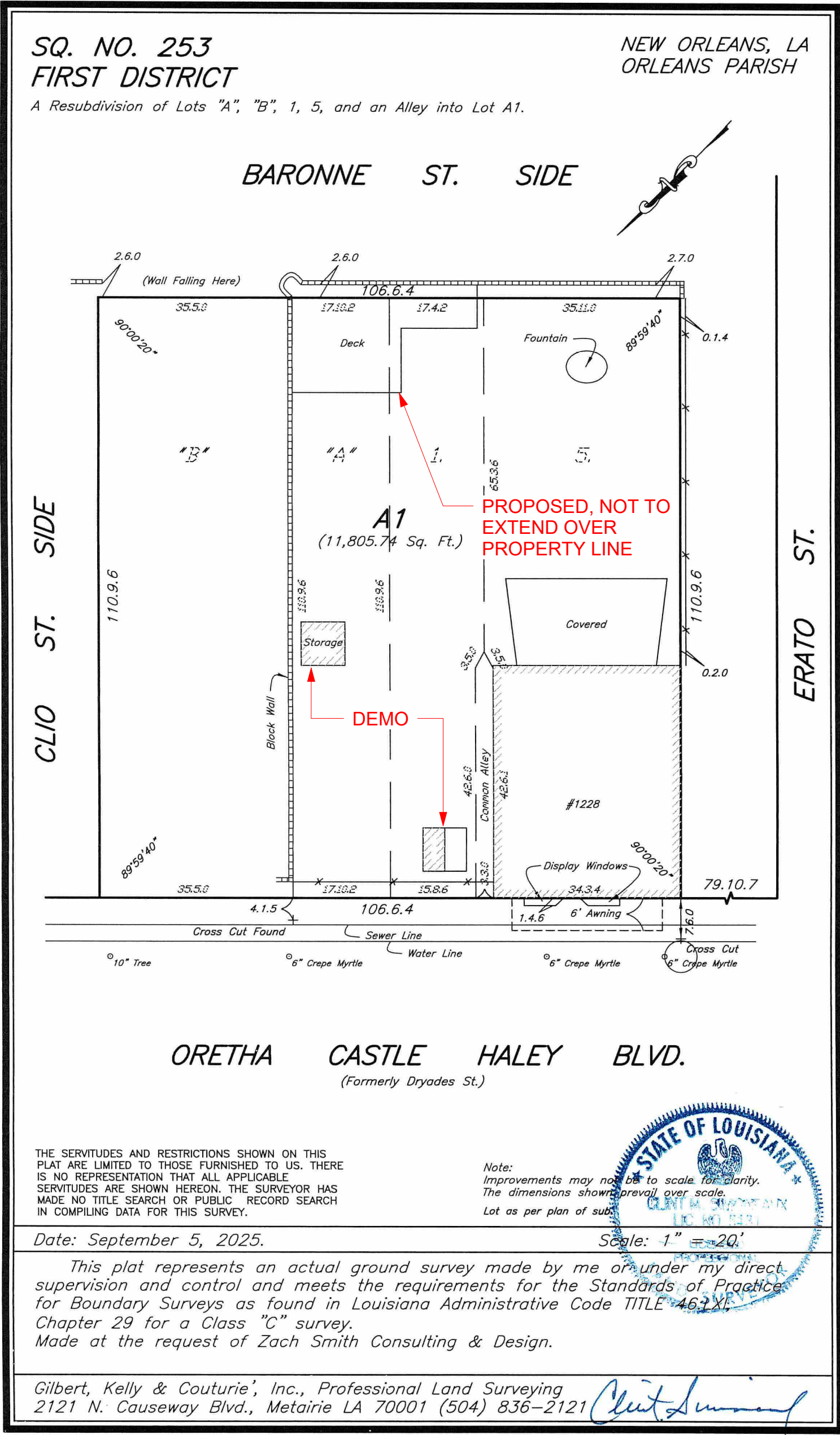


DAC SET

1228 OC HALEY BLVD.
1228 OC Haley Blvd.
NEW ORLEANS LA

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MEP VALUE OF WORK

MECHANICAL ENGINEER:
THE MECHANICAL SCOPE OF WORK IS LESS THAN \$20,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

PLUMBING ENGINEER:
THE PLUMBING SCOPE OF WORK IS LESS THAN \$20,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

ELECTRICAL ENGINEER:
THE ELECTRICAL SCOPE OF WORK IS LESS THAN \$20,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

PROJECT / CONTRACT INFORMATION

PROJECT DESCRIPTION
EXPANSION OF EXISTING PROPERTY TO INCLUDE 2 ADJACENT LOTS (TO BE SUBDIVIDED INTO 1 LOT OF RECORD). EXISTING 2 STORY BUILDING, 1ST FLOOR TO BE BAR USE, 2ND FLOOR NOT OCCUPIED. EXTERIOR IMPROVEMENTS INCLUDE NEW REAR YARD ACCESSORY STRUCTURE AND DECK, OFF-STREET PARKING LOT, FENCING, AND LANDSCAPE.

ARCHITECT:
ZACH SMITH
530 N NORMAN C FRANCIS PARKWAY, NEW ORLEANS, LA 70119
504-383-3748

ZONING/CODE INFORMATION

ZONING DISTRICT: MU-2

OVERLAY DISTRICT:
SMALL MULTI-FAMILY AFFORDABLE STR
RESIDENTIAL STR

HDLC DISTRICT: CENTRAL CITY

PROPOSED DEVELOPMENT:
BUILDING SQUARE FOOTAGE (TOTAL): 2960 SQ. FT.
COVERED REAR PATIO SQUARE FOOTAGE (TOTAL): 638 SQ. FT.

NO. OF STORIES: 2
BUILDING HEIGHT: 30'-5"

APPLICABLE CODES:
2021 IBC WITH NEW ORLEANS CODE ADOPTIONS
2021 INTERNATIONAL MECHANICAL CODE
2021 LOUISIANA STATE PLUMBING CODE
2021 NATIONAL ELECTRIC CODE
2015 ADA ADDA GUIDELINES

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
- TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS: ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM INSIDE FACE OF STUDS OF EXTERIOR WALLS, CENTER OF STUDS OF NEW INTERIOR PARTITIONS, FACES OR CENTERLINE OF STRUCTURAL COLUMNS, AND FACES OF EXISTING WALLS.
- THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR FOR ALL WALL HUNG ITEMS TO BE INSTALLED THAT ARE NOT ON THE DRAWINGS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE.
- THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS. OWNER PROVIDED AND INSTALLED ITEMS ARE SHOWN FOR INFORMATIVE PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
- ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

GENERAL NOTES - PROJECT

PROJECT INFORMATION

1228 OC HALEY BLVD.
1228 OC Haley Blvd.
NEW ORLEANS LA

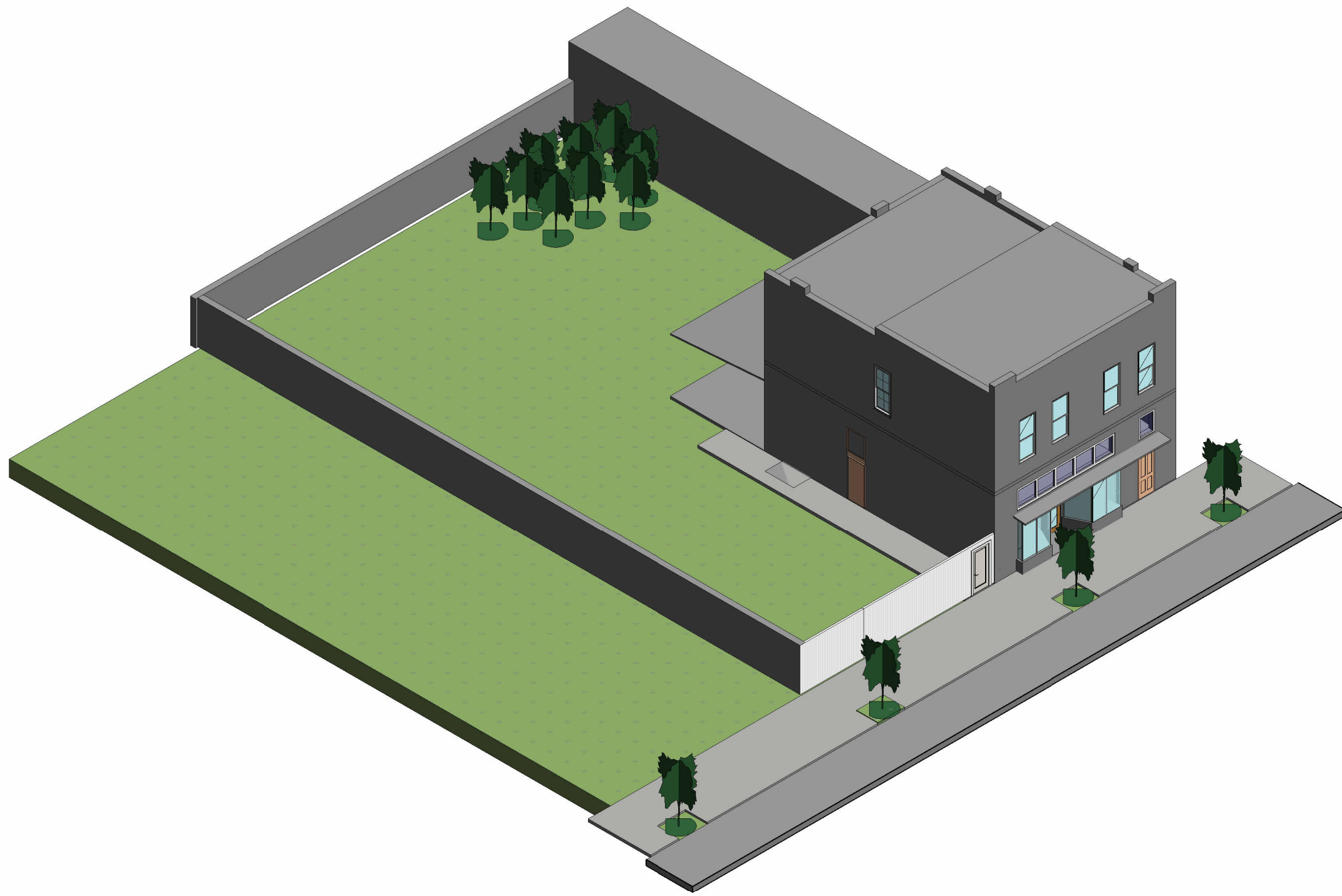
No.	Description	Date



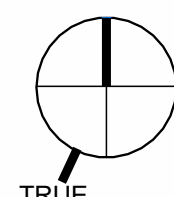
TITLE SHEET

Project number	23005
Date	09/11/25
Drawn by	MG
Checked by	ZS

A1.0



CLIO ST. (SIDE)
110' - 10"
LOT DEPTH (NEW - SUBDIVIDED)



1 SITE PLAN Copy 1
1/8" = 1'-0"

ORETHA CASTLE HALEY BLVD.

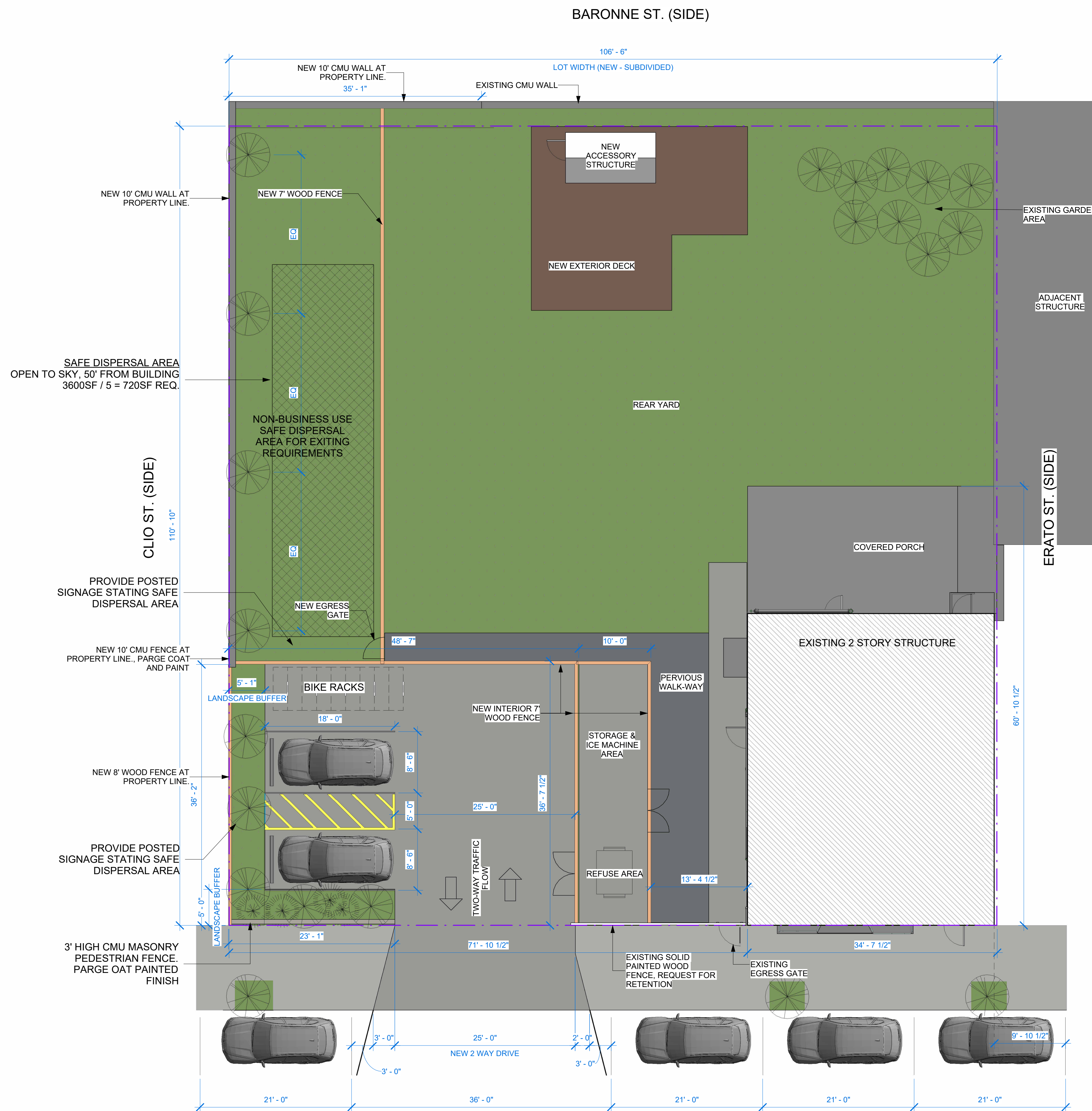
1228 OC HALEY BLVD.
1228 OC Haley Blvd.
NEW ORLEANS LA

No.	Description	Date



EXISTING SITE PLAN

Project number	23005
Date	09/11/25
Drawn by	MM
Checked by	MM



1 | **SITE PLAN**
1/8" = 1'-0"

ORETHA CASTLE HALEY BLVD.



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[illegible]

PROPOSED SITE PLAN

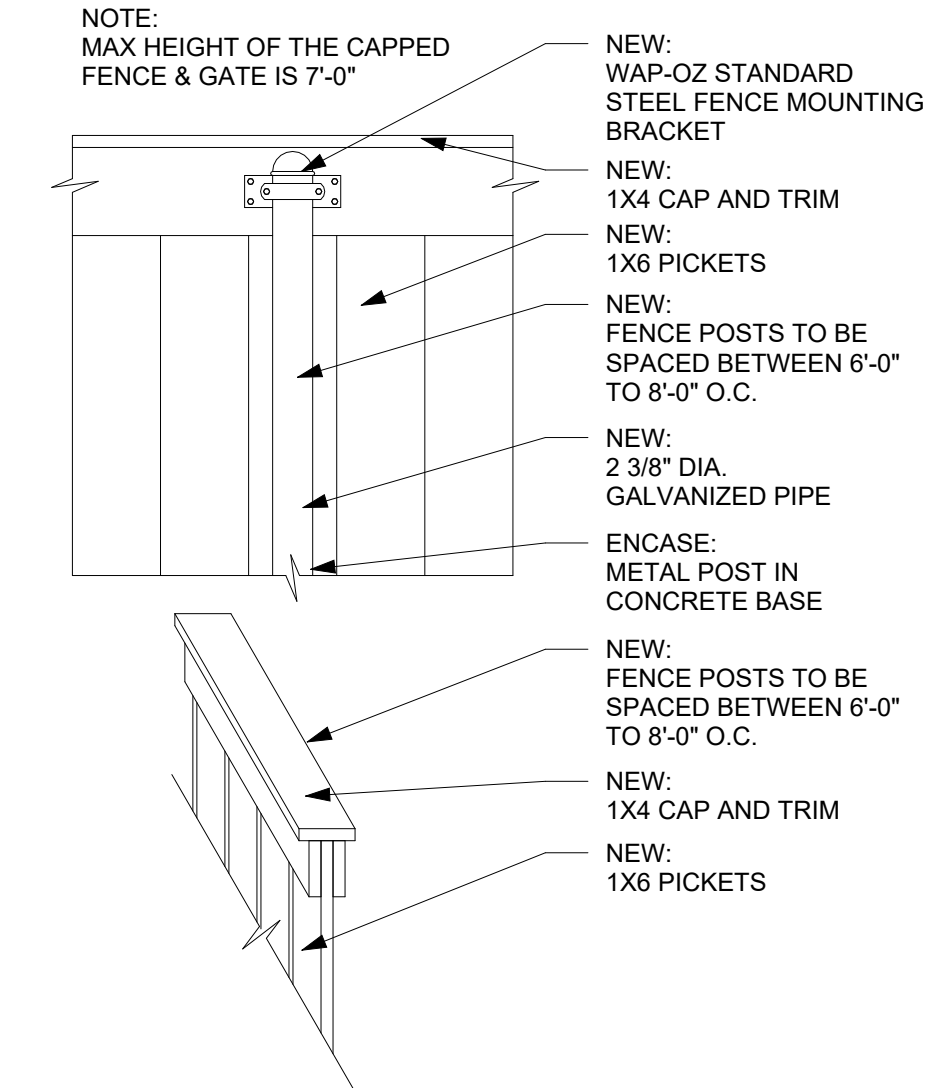
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Date	09/11/2
Drawn by	MM
Checked by	MM

A2.0

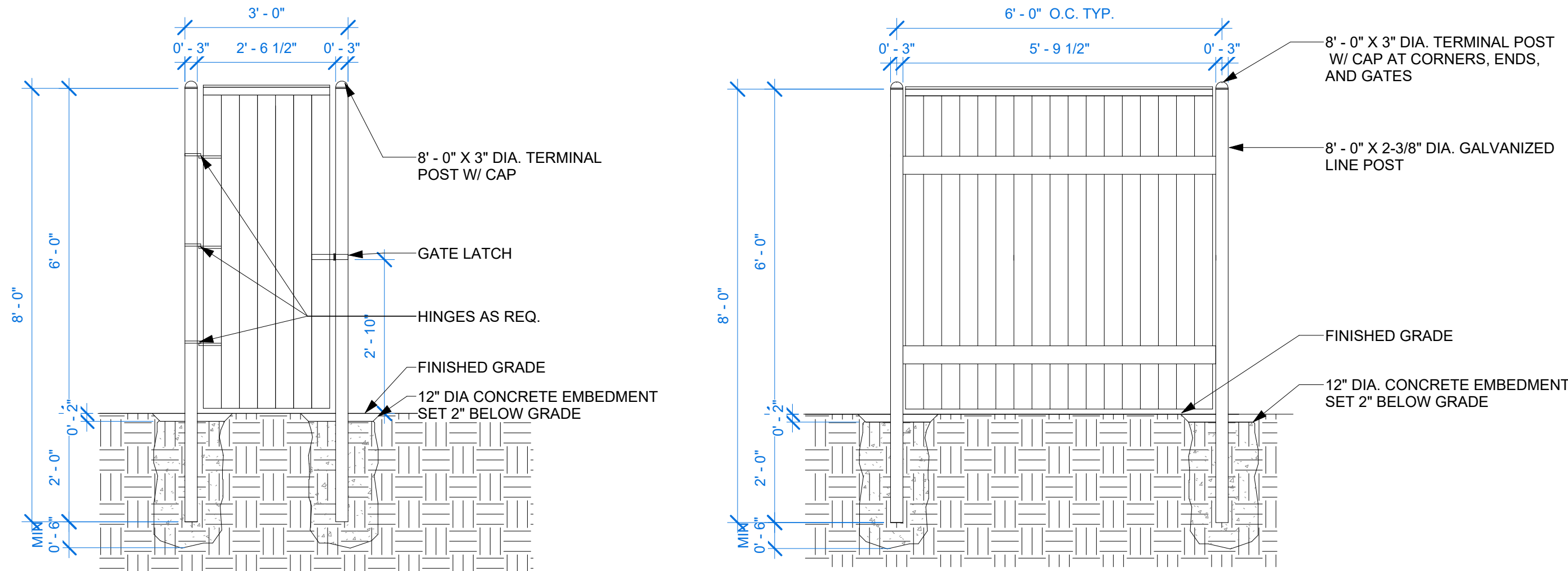
1. ALL PLANTING SHALL CONFORM WITH LOCAL CODES AND ORDINANCES.
2. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE PROVIDED FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BEAR RESPONSIBILITY TO VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
3. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTING AREAS PRIOR TO THE INSTALLATION OF ANY MATERIALS, THE LANDSCAPE CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL IN THE FIELD PER THE PLANTING PLANS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SECURE APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PLANT PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
4. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PROMPTLY SHOULD PLANT MATERIAL NOT BE AVAILABLE. LANDSCAPE CONTRACTOR SHALL PROPOSE SUBSTITUTION IN SIMILAR SIZE AND GROWTH HABITS AS PREVIOUSLY SPECIFIED PLANT MATERIAL. ONLY UPON APPROVAL FROM LANDSCAPE ARCHITECT SHALL THE SUBSTITUTION BE ACCEPTABLE.
5. TREE PLANTING PITS SHALL BE DUG PER THE DETAILS. COMPACTED SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENEED BY SCARIFYING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH "PLANTING MIX" AS DESCRIBED BELOW. "PLANTING MIX" SHALL BE THOROUGHLY BACKFILLED AND WASHED IN BY WATER APPLICATION.
6. SHRUB PLANTING PITS SHALL BE PREPARED PER THE DETAILS. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSENEED AND THE PIT FILLED WITH "PLANTING MIX" TO THE BOTTOM OF THE ROOTBALL. WHEN THE SHRUB HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH "PLANTING MIX" AND THOROUGHLY SETTLED BY TAMPING AND WATERING. "PLANTING MIX" SHALL BE AS DESCRIBED BELOW.
7. SET PLANTS IN CENTER OF PIT, IN A VERTICAL POSITION, SO THAT THE CROWN OF THE ROOTBALL WILL BE LEVEL WITH FINISH GRADE AFTER SETTLING AND SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE THAT IT DID TO THE CONTAINER SOIL SURFACE.
8. LANDSCAPE PLANTING BEDS SHALL BE CONSTRUCTED IN A MANNER TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
9. "PLANTING MIX" COMPOSITION:
PUMPED RIVER SAND: 60% BY VOLUME
PINE BARK FINES: 30% BY VOLUME
SPHAGNUM PEAT MOSS: 10% BY VOLUME
ORGANIC MULCH: PINE STRAW (BALED OR EQUAL)
10. LANDSCAPE PLANTING MAINTENANCE & ESTABLISHMENT:
LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS BY WATERING, FERTILIZING, PRUNING AND ANY OTHER INDUSTRY STANDARD MEANS FOR A PERIOD OF 30 CALENDAR DAYS BEYOND SUBSTANTIAL COMPLETION IN ORDER TO INSURE SURVIVABILITY OF NEWLY PLANTED MATERIAL

GENERAL NOTES - LANDSCAPE

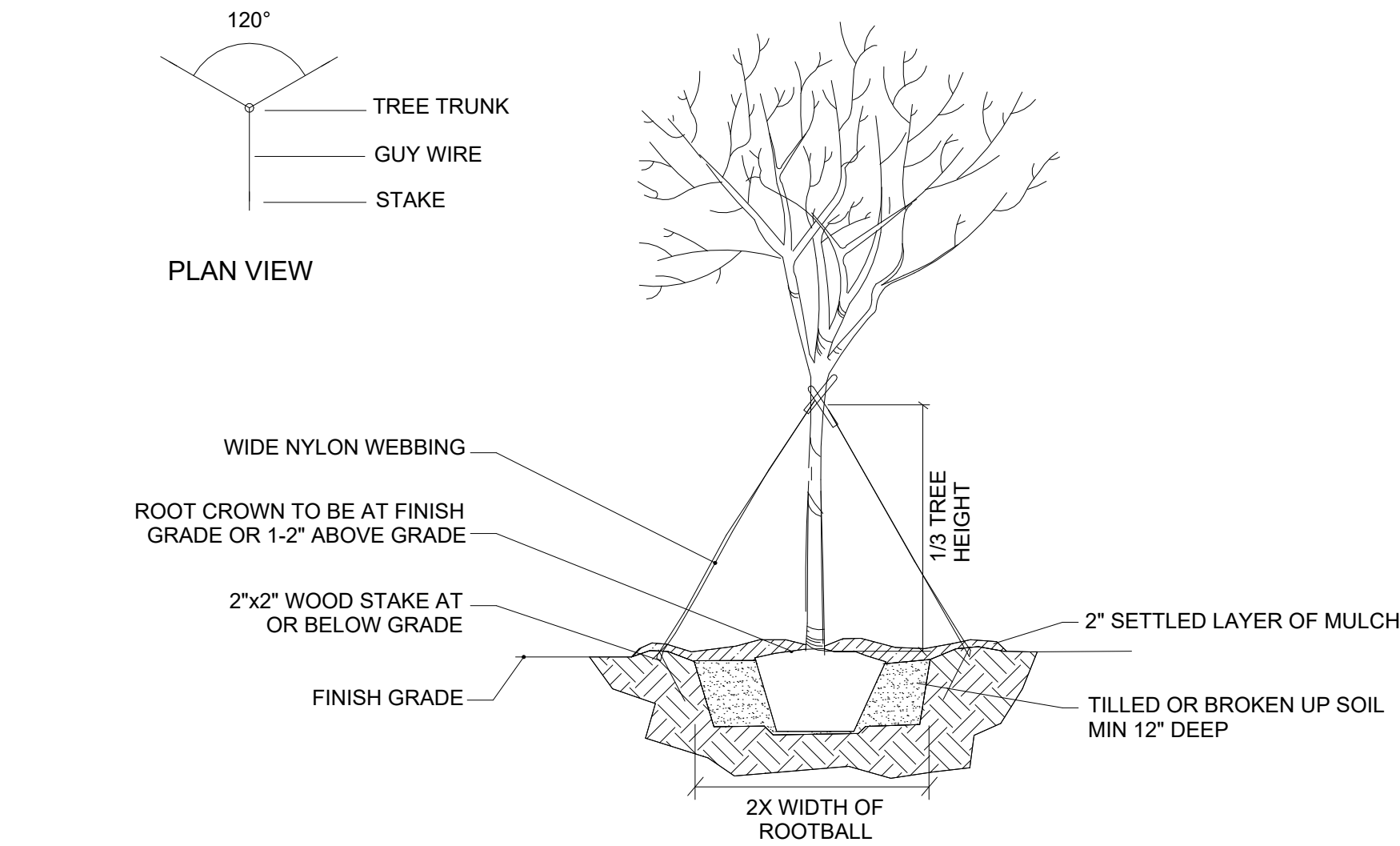
1/8" = 1'-0"



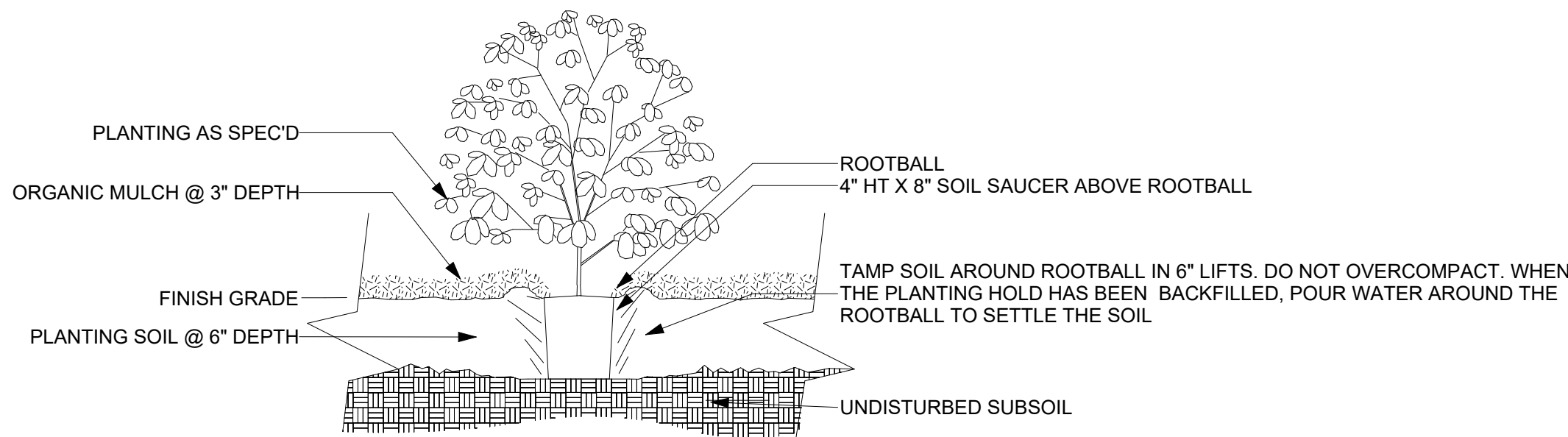
2 | DETAIL - WOOD FENCE - VERT.
1" = 1'-0"



1 | SITE FENCE DETAIL
1/2" = 1'-0"



3 | TREE PLANTING DETAIL
1/4" = 1'-0"



5 | SHRUB PLANTING DETAIL
1/16" = 1'-0"

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL.	HT.	SPD.	NOTES
	LAG IND	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	Container or B&B		8-10' Ht.	3-4' Spd.	Multi-Trunk / 3-5 Canes
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.		HT.	SPD.	NOTES
	MUH CAP	Muhlenbergia capillaris / Pink Muhly	3-Gal 18-24" Ht.		12-15' Spd.		SQUARE SPACING

4 | LANDSCAPE LEGEND
3" = 1'-0"

- NOTES: TREE PLANTING (>2" CAL.)
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 - DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
 - SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 - LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 - SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 - AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
 - BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP, DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
 - USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
 - ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
 - APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
 - PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 - REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

1228 OC HALEY BLVD.
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No.	Description	Date



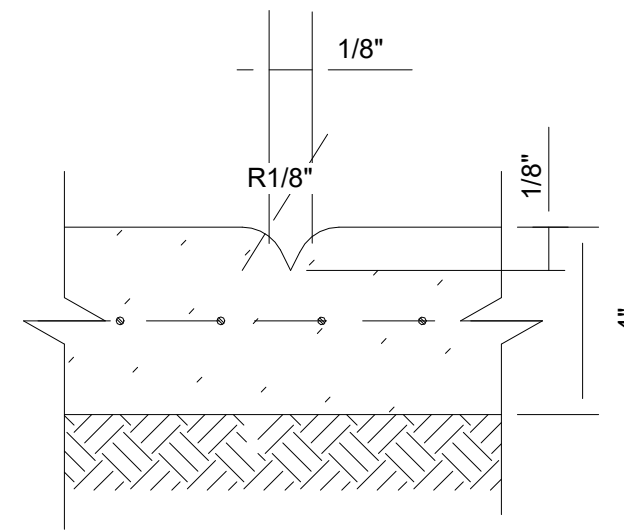
SITE PLAN DETAILS

Project number	23005
Date	09/11/25
Drawn by	MM
Checked by	MM

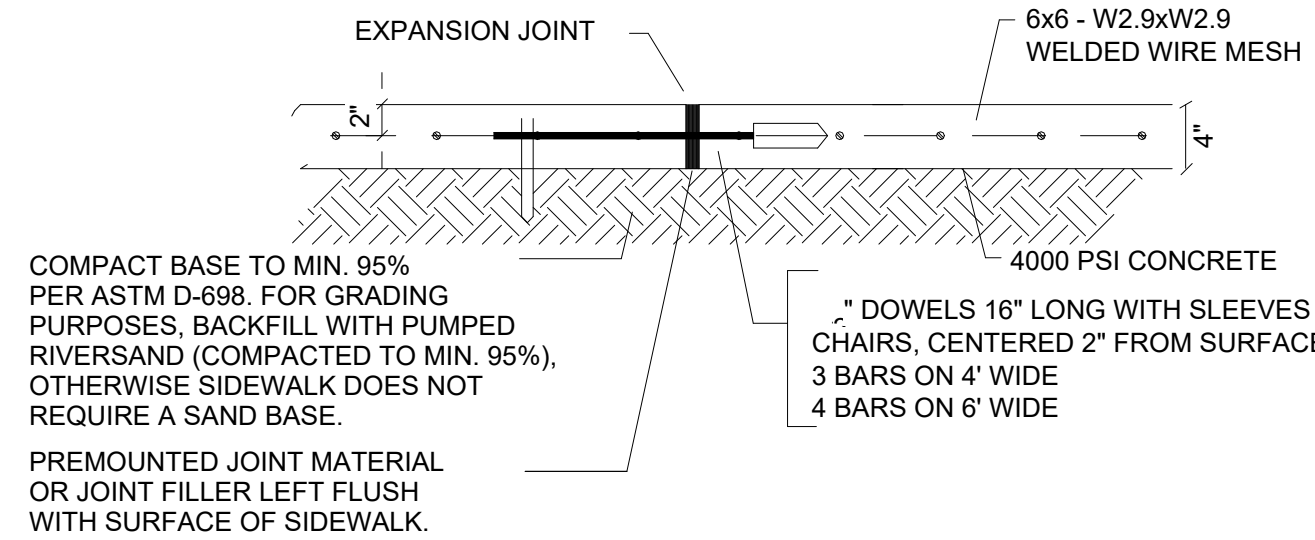
A2.1

- 1 5" THICK, 4000 PSI PORTLAND CEMENT CONCRETE
2 6x6-W2.9xW2.9 WELDED WIRE FABRIC.
3 6" MIN. PUMPED RIVERSAND COMPACTED TO MIN. 95% PER ASTM D-1557
4 GEOTEXTILE FABRIC PLACED DIRECTLY OVER PREPARED SUBGRADE.
5 NATURAL SUBGRADE OR IMPORTED MATERIAL, PROOF-ROOLED & SCARIFIED TO A DEPTH OF 8", AND COMPACTED TO MIN. 95% PER ASTM D-698.

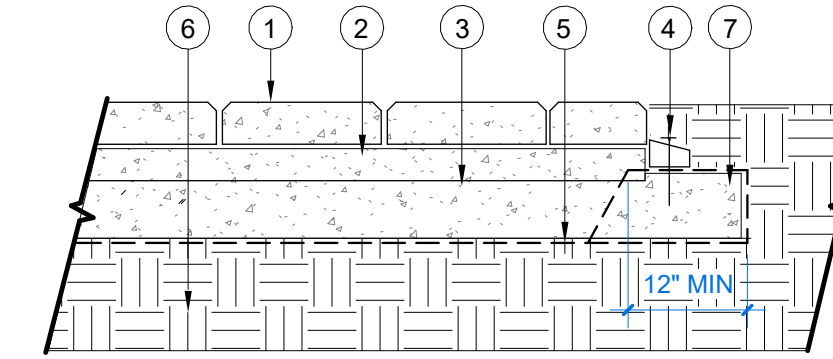
PAVING SECTION



CJ - CONTROL JOINT SECTION



EJ - EXPANSION JOINT SECTION



PAVING SECTION

3 | SITE PAVING DETAIL
12" = 1'-0"

2 | PERMEABLE PAVING DETAILS
12" = 1'-0"

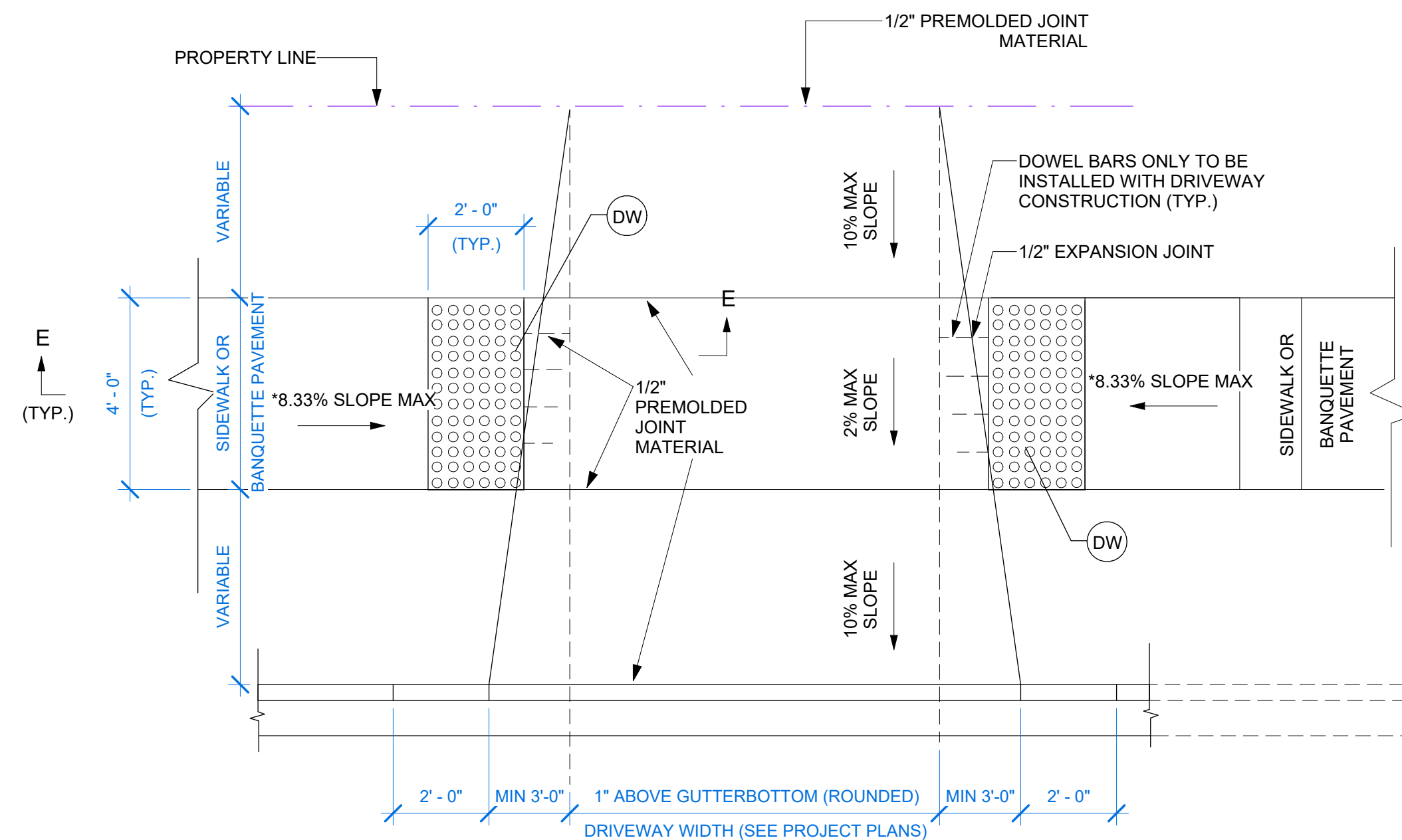
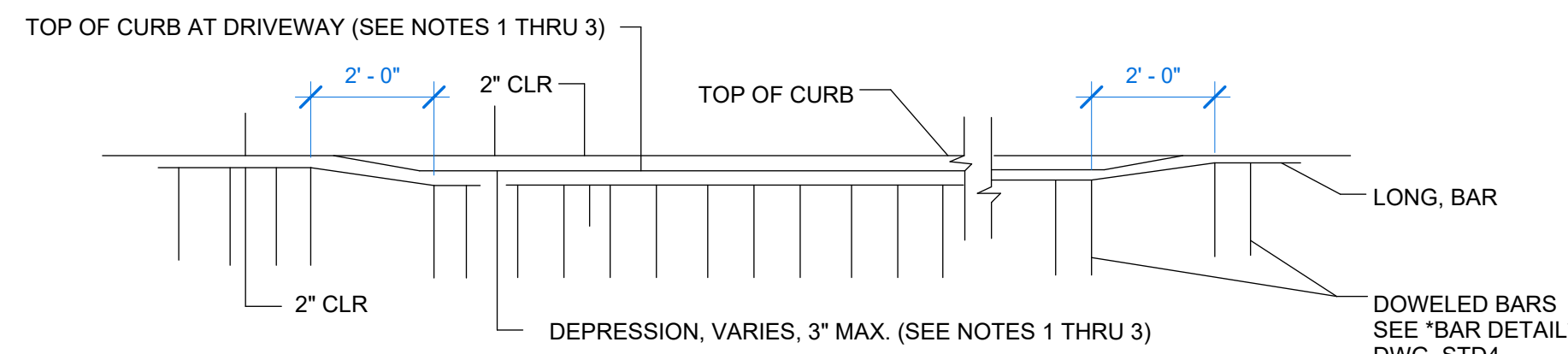
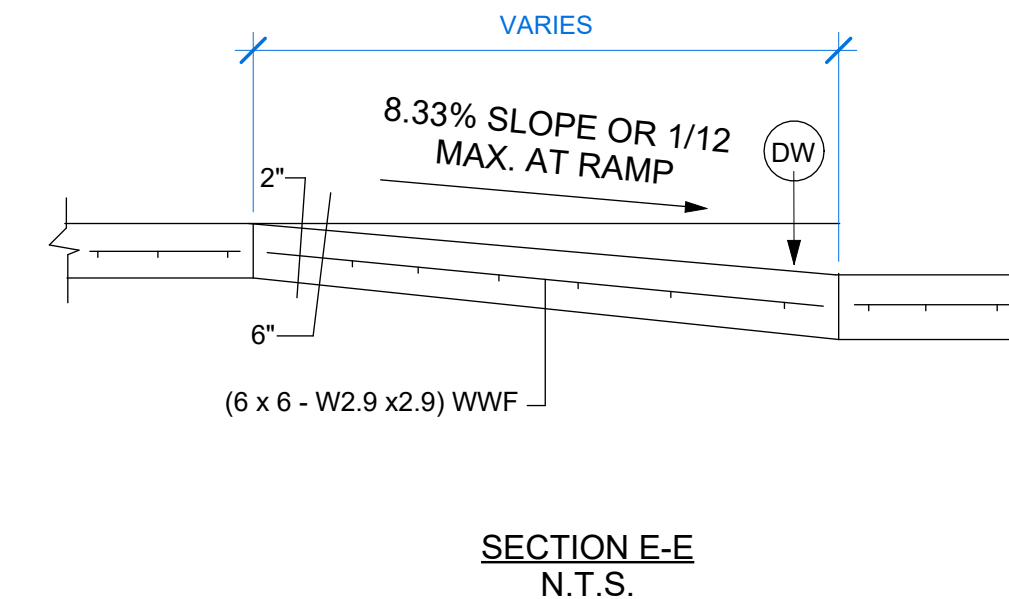
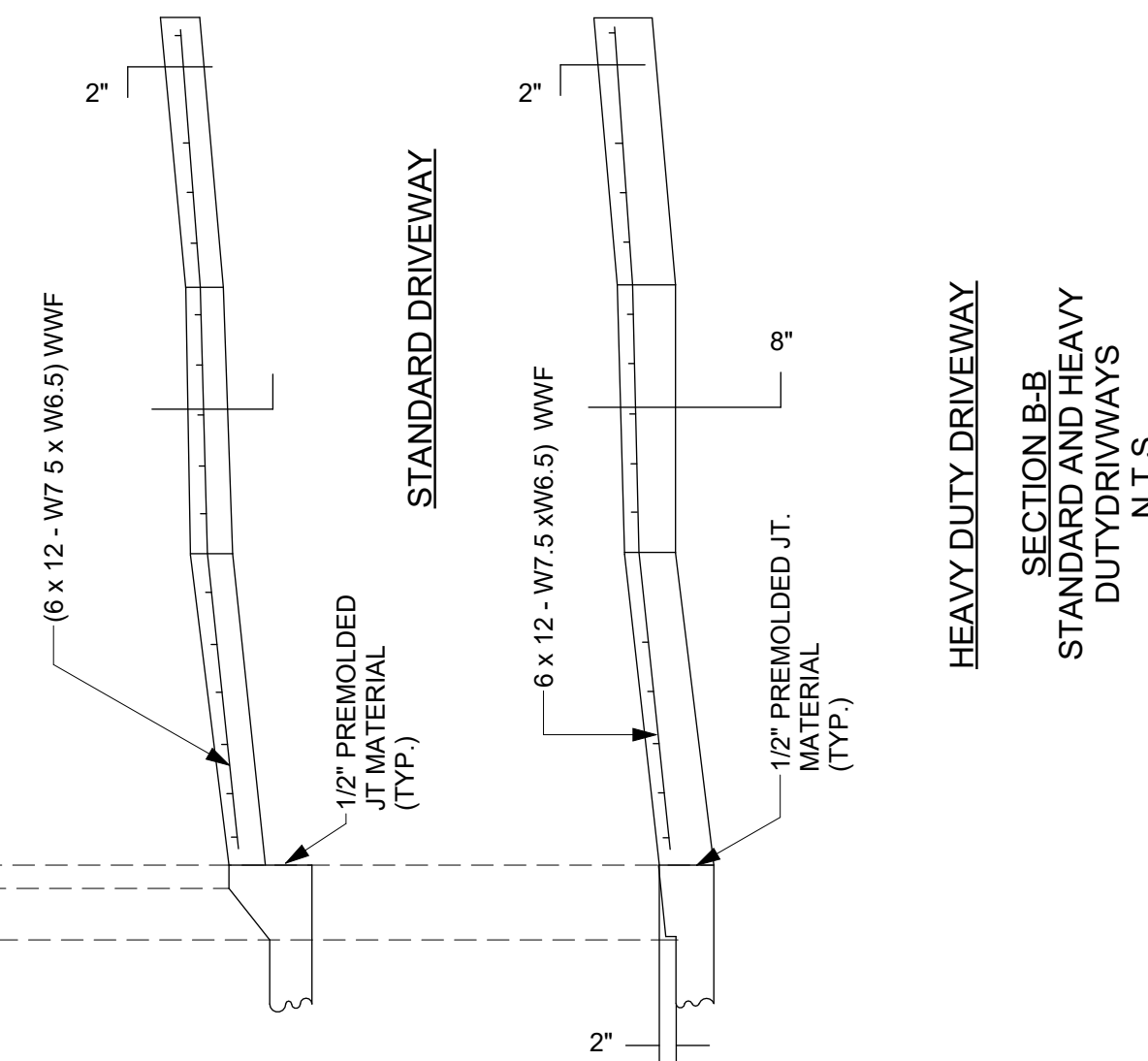


FIG. B DETAIL OF STANDARD DRIVEWAY
N.T.S.

*NOTE:
ADA, TRUNCATED DOME ONLY
REQUIRED AT COMMERCIAL
DRIVE CROSSING ONLY



FRONT VIEW OF CURB
DETAIL OF STANDARD AND HEAVY DUTY
DRIVEWAYS FOR MOUNTABLE CONCRETE CURB
N.T.S.

NOTES (*):

1. FOR STANDARD DRIVEWAYS: DEPRESS ONLY WHEN DIERSTED BY THE FIELD ENGINEER.
2. FOR HEAVY DUTY DRIVEWAYS: DEPRESS 3" AS SHOWN.
3. MAXIMUM DRIVEWAY SLOPE IS 10%. ANYTHING EXCEEDING 10% SHOULD BE APPROVED BY THE DEPARTMENT.
4. ALL HANDICAPPED RAMPS SHALL INCLUDE DETECTABLE WARINGS AND BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS STANDARD PLAN AND THE LATEST ADA REQUIREMENTS.
5. DETECTABLE WARNINGS, I.E. RAISED TRUNCATED DOMES SHALL BE USED BETWEEN PEDESTRIAN CIRCULATION AREAS AND VEHICULAR CIRCULATION PR PARKING AREAS FOR COMMERCIAL DRIVEWAYS ONLY.
6. RAISED TRUNCATED DOMES SHALL BE 0.9 INCHES IN NOMINAL DIAMETER, 0.2 INCHES IN NOMINAL HEIGHT, AND CENTERED 2.35 INCHES APART.
7. RAISED TRUNCATED DOMES SHALL BE 24" x 4" (MIN.) SYSTEMS. THE TILE TYPE, SIZE, SHAPE, INSTALLATION METHODS, ETC., MUST BE APROED BY THE D.P.W. BEFORE THE CONTRACTOR ORDERS HIS MATERIALS.

(DW) DETECTABLE WARNINGS (YELLOW)
(ADA) TRUNCATED DOME TILE (TYP.)
AS PER APPROVAL OF D.P.W.
SEE NOTES (4) THRU (7)

1 | TYP. CURB CUT DETAILS ADA
3/8" = 1'-0"

No.	Description	Date



SITE PLAN DETAILS

Project number	23005
Date	09/11/25
Drawn by	MM
Checked by	MM



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9-15-25

DAC Narrative for 1228 Oretha Castle Haley Blvd

Project Location 1228 Oretha Castle Haley Blvd, NO LA 70113

Permit HPVJFT

Project Overview

The proposed site improvements at 1228 OC Haley Blvd, New Orleans, involve enhancing the property surrounding an existing two-story structure, with no modifications to the structure itself. The project includes the addition of adjacent lots to the property, the creation of a small parking lot, installation of fencing, landscaping enhancements, and the construction of a small accessory structure in the rear yard. The site is located within the Central City neighborhood and is subject to the regulations of the City of New Orleans Comprehensive Zoning Ordinance (CZO), specifically Article 4, which governs Development Plan and Design Review, and applicable design guidelines. This narrative outlines how the proposed improvements comply with the CZO and align with the city's design goals.

Compliance with Comprehensive Zoning Ordinance (CZO)

The proposed site improvements fully comply with the requirements of the CZO, particularly Article 4, Section 4.5, which governs Development Plan and Design Review. There are no requests for variances at this time but we are still working through review with the city at the time of this application. Concurrently, the property is going through the property subdivide process to combine 3 lots of record into 1 lot of record.

Below is a detailed breakdown of compliance:

- **Parking Lot:** The proposed small parking lot will provide off-street parking for the existing structure, adhering to Article 22 of the CZO, which outlines parking requirements. The lot will include two parking spaces, designed to meet the minimum parking requirements for the existing two-story structure's use. The parking area will comply with dimensional standards, including setbacks of at least 5 feet from the property line, as required by Article 22, Table 22-1. The parking lot layout ensures accessibility and safe circulation, with a minimum 24-foot-wide drive aisle. Refuse area and bicycle rack access is provided from within the parking lot
- **Fencing:** The proposed fencing will consist of a 8-foot-high wooden privacy fence along the parking lot left side and the matching of a CMU fence wall along the remainder of the left side and rear left property line. A new 3' solid masonry pedestrian fence is to be installed in front of the parking lot.
- **Landscaping:** The landscaping plan includes native and adaptive plantings, with trees and low-maintenance shrubs, consistent with Article 23, Section 23.7, which encourages



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sustainable landscaping practices. The landscaping will enhance the site's aesthetic appeal, provide shade, and contribute to stormwater management along the parking lot's perimeter.

- **Accessory Structure:** The proposed rear yard accessory structure is a small, single-story shed (approximately 70 square feet) intended for storage. The shed will be constructed with materials that match the existing structure's exterior (wood siding with a neutral paint color) to ensure visual continuity. The structure's footprint and height comply with the maximum lot coverage and height restrictions outlined in Article 12, Table 12-1, for the HU-MU district.

Design Goals

The design of the site improvements addresses the CZO's overarching goals, as outlined in Article 4, Section 4.1, which emphasize creating developments that are compatible with the character, scale, and density of the surrounding area while promoting public health, safety, and welfare. The following design goals are addressed:

- **Character:** The proposed improvements enhance the property's character by maintaining the existing two-story structure as the focal point while introducing functional and aesthetically pleasing site elements. The parking lot is compact and positioned to minimize visual impact from OC Haley Blvd, preserving the pedestrian-friendly character of the streetscape. The fencing and landscaping complement the Central City neighborhood's urban aesthetic, using materials and plantings that reflect local traditions and environmental conditions.
- **Scale:** The scale of the proposed improvements is modest and proportionate to the existing structure and surrounding properties. The parking lot is limited to six spaces, ensuring it does not overwhelm the site or detract from the residential and mixed-use character of the area. The accessory structure is small in footprint and height, subordinate to the principal building, and positioned in the rear yard to minimize its visibility from the public right-of-way.
- **Sustainability and Public Welfare:** The use of permeable paving in the parking lot and native plantings in the landscaping plan promotes environmental sustainability by reducing runoff and supporting local ecosystems. The fencing enhances site security, contributing to the safety of the property and surrounding community. The accessory structure provides functional storage, supporting the practical needs of the property's occupants without altering the site's overall use.

-end-