

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 10, 2020

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

Daniel Suero and Eugenio Ovalle

Parcel

AP 43 Lot 470, 486 and 487

Address

187 Bucklin Street

Parcel Size

± 6,840 SF—Total

Zoning District

R-3

Variance Requested

Relief from lot merger provision

187 BUCKLIN STREET



Location Map

SUMMARY

Project Description

The applicant is seeking relief from the square footage condition of Section 2003.E.2. under which substandard lots of record would be considered one lot and undivided by the Zoning Ordinance.

Discussion

The subject lots are currently vacant. The applicant intends to merge lots 470 and 486 in order to construct a two family dwelling. However, as lots 486 and 487 are under common ownership and undersized, they are considered merged. The applicants are requesting that the lot merger provision not apply to lots 486 and 487.

The subject property is located in an area that the comprehensive plan intends for medium density residential development. The plan describes these areas as ones intended for one to three family residential development on lots ranging between 3,200 SF to 5,000 SF. Based on the plat map, the neighborhood conforms to this description, with lots of varying sizes in the vicinity.

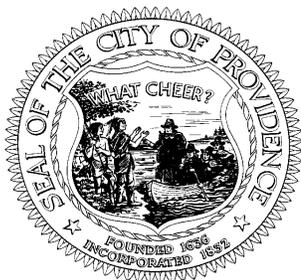
It appears that the relief requested is due to the unique character of the property as all the subject lots are undersized, and each lot may be considered merged with the adjacent lot. The relief requested would be the least necessary as it would allow for creation of lots, and development that is in closer conformance with the intent of the comprehensive plan.

Should the relief be granted, the applicant may build a two family dwelling upon merging lots 470 and 486, and a single family dwelling on lot 487. The R-3 zone requires 5,000 SF for three dwelling units. The resultant density of three units on a total of 6,840 SF would be in conformance with, and be less intense than the dimensional requirements of the zone. Therefore, a negative effect on neighborhood character is not expected.

Due to the unique configuration of the subdivision, the DPD recommends that the applicant consult with the department to review the building designs prior to applying for building permits. The purpose of the meeting would be to determine if the proposed structures conform to the dimensional and design guidelines of the ordinance.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following condition: The applicant shall meet with the DPD to review conformance of the proposed structures with the dimensional and design guidelines of the ordinance.



Updated: June 1, 2020